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Violators who remove this agenda could be prosecuted



**AGENDA
CITY OF WEBSTER**

Amended--Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
September 18, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – August 21, 2025
M_____ S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

10 Year Service Recognition-Deanna Naugler

Resolution 2025-12-Submission of FRDAP Application-Harris Park
M_____ S_____ Roll Call Vote for Approval

Resolution 2025-13-Submission of FRDAP Application-Hewitt Park
M_____ S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

First Reading of Ordinance 2025-35-Land Development Code Update

M_____ S_____ Roll Call Vote to Read by Title
M_____ S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Code Compliance-Shadae Solomon
Code Compliance-Solomon Investment Properties
Regional Wastewater Property Offer-City Manager Deanna Naugler

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____S_____-Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 85 E. CENTRAL AVENUE, WEBSTER, FLORIDA, (352) 793-2073, 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

August 21, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 6:00p.m. Present were Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Solomon, Councilmember Ramirez.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the Council Meeting minutes for July 17, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

IV. CITIZENS FORUM

Sumter County Farmer's Market representatives asked the council for a discount on garbage rates. They stated they do a lot for the city. City Manager Naugler agreed that the Market does help the city. Attorney Andrew Hand stated that he would have to research options.

V. CORRESPONDENCE TO NOTE	
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VI. PUBLIC HEARINGS	
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The second reading of Ordinance 2025-34, Planning and Zoning board to Planning and Zoning Magistrate. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-34, seconded by Mayor Vigoa.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-34.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-No
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-1

VII. NEW BUSINESS	
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VIII. CITY ATTORNEY'S REPORT AND REQUESTS	
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IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS	
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Mayor Pro-Tem Dorsey stated that there are people still speeding on CR 730.

Mayor Vigoa read a letter from a resident recognizing Public Works Techs. Blake Melton and Brandon Warthen for their hard work.

Mayor Vigoa thanked employees for their work on Amnesty Day.

X. STAFF REPORTS	
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City Manager Naugler reminded everyone about Pet Day on August 30th.

City Manager Naugler received a certificate from FEMA National Flood Program Community Rating System. City Clerk Flood read the letter into record. County Planner Oberholtzer apprised the board that the County Flood Plain Manager would be working on getting Webster from a class 9 to a class 7 or 8 for a better rating, there is a 5% discount for each class level.

City Manager Naugler played a video of Governor Ron Desantis presenting a check to the City of Webster for \$2.89M for a new master lift station and emergency generator. City Manager Naugler thanked Melissa Fox from Fox Enterprises for her hard work getting this CDBG grant. Ms. Fox stated that she appreciated the hard work from city staff and council. City Manager Naugler apprised the board that the other grant being worked on is for the Live Oak lift station to raise it to avoid flooding.

XI. ADJOURNMENT

Mayor Pro-Tem Dorsey motioned for adjournment, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Meeting adjourned at 6:29 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION NO. 2025-12

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR STATE OF FLORIDA FISCAL YEAR 2026-2027.

WHEREAS, the City of Webster desires to submit an application to the Florida Department of Environmental Protection for a Florida Recreation Development Assistance Program Grant to benefit the local residents.

WHEREAS, there is a present and growing need for outdoor recreation opportunities among persons of all ages within the City of Webster, Florida corporate limits and among those visiting the area, and

WHEREAS, the City recognizes this need for additional recreational opportunities; and

WHEREAS, meeting the increasing demand for, recreation opportunities can best be met with the development of Sam S. Harris Park Phase III as detailed in the application for funding in which the City is submitting an application in the September 30, 2025 application cycle requesting \$200,000.00 in grant funds.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Webster as follows:

1. That the City of Webster hereby authorizes the filing of an application for a Florida Recreation Development Assistance Program Grant, and
2. That the Mayor of the City of Webster is hereby authorized to execute all documents required in connection with the filing of said application to be submitted on September 30, 2025.
3. That as part of the application for the Florida Recreational Development Assistance Program (FRDAP) grant, the Capital Improvements Element of the Comprehensive Plan of the City of Webster, Florida will be amended to include the development of Sam S. Harris Park Phase III in the City of Webster, if the project is funded in the 2026 – 2027 application cycle.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Approved as to form and Legality:

By: _____
Andrew Shepherd, City Attorney

RESOLUTION NO. 2025-13

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR STATE OF FLORIDA FISCAL YEAR 2025-2026.

WHEREAS, the City of Webster desires to submit an application to the Florida Department of Environmental Protection for a Florida Recreation Development Assistance Program Grant to benefit the local residents.

WHEREAS, there is a present and growing need for outdoor recreation opportunities among persons of all ages within the City of Webster, Florida corporate limits and among those visiting the area, and

WHEREAS, the City recognizes this need for additional recreational opportunities; and

WHEREAS, meeting the increasing demand for, recreation opportunities can best be met with the development of B. M. Hewett Park Phase II as detailed in the application for funding in which the City is submitting an application in the September 30, 2025, application cycle requesting \$200,000.00 in grant funds.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Webster as follows:

1. That the City of Webster hereby authorizes the filing of an application for a Florida Recreation Development Assistance Program Grant, and
2. That the Mayor of the City of Webster is hereby authorized to execute all documents required in connection with the filing of said application to be submitted on September 30, 2025.
3. That as part of the application for the Florida Recreational Development Assistance Program (FRDAP) grant, the Capital Improvements Element of the Comprehensive Plan of the City of Webster, Florida will be amended to include the development of B. M. Hewitt Park Phase II in the City of Webster, if the project is funded in the 2026 – 2027 application cycle.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Approved as to form and Legality:

By: _____
Andrew Shepher, City Attorney

Primary Unit	Date Time Recieved	Complaint Type	Address	
SCSO25CAD084434	07/29/2025 15:30:53	911 HANGUP	102 NE 4TH AVE	9201
SCSO25CAD084435	07/29/2025 15:31:22	911 HANGUP	791 NW 4TH ST	9201
PAUL BARRETO, 222	07/30/2025 01:10:51	EXTRA PATROL	524 N MARKET BLVD	5602
PAUL BARRETO, 222	07/30/2025 02:10:43	EXTRA PATROL	658 E CENTRAL AVE	5602
GABRIELLE ENGLISH, 217	07/30/2025 08:19:17	ABANDON VEHICLE	248 SW 6TH ST	7701
KAELIN NEIGER, 189	07/30/2025 13:51:24	TRESPASSING	524 N MARKET BLVD	7501
ELIZABETH BUTLER, S48	07/30/2025 14:50:18	CIVIL-SERV PAPER	855 NW 5TH ST	2201
GABRIELLE ENGLISH, 217	07/30/2025 15:59:41	CIVIL	9009 OAK ALLEY BLVD	2201
AARON SIROLI, S46	07/30/2025 20:59:08	ATTEMPT TO CONTACT	9009 OAK ALLEY BLVD 18	6601
DANIELLE ATWOOD, 221	07/30/2025 22:16:30	SUICIDE THREATS	624 NW 3RD ST	5101
DANIELLE ATWOOD, 221	07/30/2025 22:35:46	ASSIST OTHER AGENCY	9009 OAK ALLEY BLVD 18	6101
CORBIN HRADECKY, 210	07/30/2025 23:22:31	911 HANGUP	104 NE 4TH AVE	9201
DANIELLE ATWOOD, 221	07/31/2025 00:17:28	MENTAL PATIENT	811 NW 3RD ST	6601
GABRIELLE ENGLISH, 217	07/31/2025 07:48:36	DISTURBANCE-UNK	811 NW 3RD ST	1801
KYLE LANE, 178	07/31/2025 08:32:32	PHONE COMPLT	9009 OAK ALLEY BLVD 18	2501
ELIZABETH BUTLER, S48	07/31/2025 09:01:26	CIVIL-SERV PAPER	855 NW 5TH ST	2201
GABRIELLE ENGLISH, 217	07/31/2025 09:12:39	PHONE COMPLT	864 NW 3RD ST	2501
SCSO25CAD085113	07/31/2025 11:50:54	SICK/INJURED	178 SW 1ST AVE	6301
GABRIELLE ENGLISH, 217	07/31/2025 12:42:02	THEFT	86 NE 1ST AVE	6803
SCSO25CAD085139	07/31/2025 12:52:29	REPOSSESSION	469 N MARKET BLVD	7703
SCSO25CAD085163	07/31/2025 13:41:12	TEST - DO NOT DISP.	349 S MARKET BLVD	9901
SCSO25CAD085171	07/31/2025 13:45:47	TEST - DO NOT DISP.	349 S MARKET BLVD	2501
ROBERT PETTITT, D123	07/31/2025 13:52:21	SEX OFFENSE	366 NW 9TH AVE	6207
GABRIELLE ENGLISH, 217	07/31/2025 15:57:45	ATC -WELFARE CHECK	1010 E CENTRAL AVE 14	2501
DANIELLE ATWOOD, 221	07/31/2025 16:31:18	CIVIL-SERV PAPER	855 NW 5TH ST	2201
DANIEL FLOYD, 201	07/31/2025 19:05:21	TRAFFIC STOP	S MARKET BLVD	7301
DANIELLE ATWOOD, 221	07/31/2025 19:07:21	CIVIL-SERV PAPER	855 NW 5TH ST	2201
DANIEL FLOYD, 201	07/31/2025 19:16:52	TRAFFIC STOP	S MARKET BLVD	7301
CORBIN HRADECKY, 210	07/31/2025 19:19:19	TRAFFIC STOP	85 E CENTRAL AVE	7301
DANIELLE ATWOOD, 221	07/31/2025 21:22:49	DISTURBANCE-PHYSICAL	120 N MARKET BLVD	6601
SCSO25CAD085564	08/01/2025 11:11:06	ALARM-RES	283 NE 1ST ST	1403
JARROD MARSHALL, T159	08/01/2025 17:45:01	ASSIST OTHER AGENCY	1010 E CENTRAL AVE 11	6101
MATTHEW BONURA, 164	08/02/2025 10:22:46	ALARM-COMRCL	678 NW 5TH ST	1403
SCSO25CAD086054	08/02/2025 19:36:22	911 MISDIAL	3840 E C 478 24	9201
SCSO25CAD086095	08/02/2025 21:15:02	911 HANGUP	4029 GRACELAND LN	9901
PAUL BARRETO, 222	08/04/2025 02:22:37	EXTRA PATROL	524 N MARKET BLVD	5602
KYLE LANE, 178	08/04/2025 06:21:08	BUILDING CHECK	447 NW 6TH AVE	5602
KYLE LANE, 178	08/04/2025 06:33:23	BUILDING CHECK	658 E CENTRAL AVE	5602
KYLE LANE, 178	08/04/2025 08:30:01	ANIMAL COMPLAINT	658 E CENTRAL AVE	1601
KYLE LANE, 178	08/04/2025 08:43:52	BUSINESS ASSIST	85 E CENTRAL AVE	2302
SCSO25CAD086495	08/04/2025 08:48:28	911 HANGUP	442 NE 3RD ST	9201
CHRISTOPHER MCPETERS, S52	08/04/2025 10:29:01	INFORMATION	9009 OAK ALLEY BLVD 18	6101
SCSO25CAD086539	08/04/2025 10:42:03	911 HANGUP	563 NW 3RD ST	9201
KYLE LANE, 178	08/04/2025 15:31:00	PHONE COMPLT	9009 OAK ALLEY BLVD 305	2501
DANIELLE ATWOOD, 221	08/04/2025 18:02:17	TRESPASSING	374 N MARKET BLVD	5101
DANIELLE ATWOOD, 221	08/04/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
KYLE LANE, 178	08/05/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
SCSO25CAD086875	08/05/2025 07:50:46	SICK/INJURED	258 NE 3RD AVE	6301

KYLE LANE, 178	08/05/2025 11:10:42	TRAFFIC STOP	E CENTRAL AVE	7301
FAUSTO ROSARIO, D171	08/05/2025 12:34:44	INVESTIGATION FOLLOW	188 NE 1ST ST	3801
WALTER PETERSON, Z187	08/05/2025 16:08:39	TRAFFIC STOP	658 E CENTRAL AVE	7301
WALTER PETERSON, Z187	08/05/2025 16:38:08	TRAFFIC STOP	SW 1ST ST	7301
DANIELLE ATWOOD, 221	08/05/2025 16:48:52	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
DANIELLE ATWOOD, 221	08/05/2025 21:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602
MATTHEW BONURA, 164	08/06/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
CHELSEA ELLIS, 195	08/06/2025 14:55:57	DISTURBANCE-PHYSICAL	751 NW 7TH ST	3101
YAMIL ORTEGA, 248	08/06/2025 18:18:13	THREATS	469 N MARKET BLVD	3102
PAUL BARRETO, 222	08/06/2025 20:41:26	BUILDING CHECK	85 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/06/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
PAUL BARRETO, 222	08/07/2025 02:01:23	EXTRA PATROL	773 NW 10TH AVE	5602
MATTHEW BONURA, 164	08/07/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
MATTHEW BONURA, 164	08/07/2025 10:44:53	ANIMAL COMPLAINT	658 E CENTRAL AVE	2501
MATTHEW BONURA, 164	08/07/2025 11:46:41	TRAFFIC STOP	329 N MARKET BLVD	7301
YAMIL ORTEGA, 248	08/07/2025 17:34:23	TRAFFIC STOP	CR 740	7301
PAUL BARRETO, 222	08/07/2025 19:59:31	BURGLARY OW	650 NW 3RD ST	7503
PAUL BARRETO, 222	08/07/2025 20:59:12	TRESPASSING	650 NW 3RD ST	7501
YAMIL ORTEGA, 248	08/07/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/07/2025 22:54:15	911 HANGUP	445 NW 10TH AVE	3102
PAUL BARRETO, 222	08/07/2025 23:17:57	TRAFFIC STOP	N MARKET BLVD	7301
PAUL BARRETO, 222	08/08/2025 00:27:43	EXTRA PATROL	524 N MARKET BLVD	5602
KYLE LANE, 178	08/08/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
KYLE LANE, 178	08/08/2025 06:48:23	MENTAL PATIENT	871 NW 6TH ST	5101
KYLE LANE, 178	08/08/2025 09:49:49	BUSINESS ASSIST	85 E CENTRAL AVE	2302
KYLE LANE, 178	08/08/2025 12:40:58	SUSPICIOUS PERSON	624 SE 3RD AVE	6602
KYLE LANE, 178	08/08/2025 15:07:15	NARCOTICS	85 E CENTRAL AVE	5402
DERRICK STOERMER, 224	08/08/2025 20:13:47	SUSPICIOUS PERSON	234 NE 2ND AVE	6602
DERRICK STOERMER, 224	08/08/2025 21:11:21	EXTRA PATROL	658 E CENTRAL AVE	8901
DERRICK STOERMER, 224	08/08/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
DERRICK STOERMER, 224	08/08/2025 22:21:31	ARMED & DANGEROUS	811 NW 3RD ST	6602
DERRICK STOERMER, 224	08/08/2025 23:52:48	MENTAL PATIENT	811 NW 3RD ST	6602
KYLE LANE, 178	08/09/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
KYLE LANE, 178	08/09/2025 11:18:43	TRAFFIC STOP	469 N MARKET BLVD	7301
KYLE LANE, 178	08/09/2025 12:45:27	DCF/ABUSE REG	154 SW 5TH ST	1102
ROBERT VACHON, 208	08/09/2025 16:08:40	DCF/ABUSE REG	154 SW 5TH ST	1102
KAELIN NEIGER, 189	08/09/2025 21:15:01	BUILDING CHECK	658 E CENTRAL AVE	2501
DANIEL FLOYD, 201	08/09/2025 21:30:24	JUVENILE	57 SW 5TH ST	6101
KYLE LANE, 178	08/10/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
KYLE LANE, 178	08/10/2025 08:30:15	DCF/ABUSE REG	154 SW 5TH ST	1102
SCSO25CAD088692	08/10/2025 11:36:19	INFORMATION	90 SW 5TH ST	9901
KYLE LANE, 178	08/10/2025 16:31:29	INVESTIGATION FOLLOW	154 SW 5TH ST	3801
DERRICK STOERMER, 224	08/10/2025 20:48:21	INVESTIGATION FOLLOW	154 SW 5TH ST	3801
DERRICK STOERMER, 224	08/10/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
DANIEL FLOYD, 201	08/11/2025 01:59:03	ALARM-COMRCL	85 E CENTRAL AVE	1402
MATTHEW BONURA, 164	08/11/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
LARRY HIGGINS, C111	08/11/2025 09:08:16	ACCIDENT	349 S MARKET BLVD	7102
SHAWN DECKARD, B121	08/11/2025 09:51:31	CIVIL-SERV PAPER	370 NW 8TH AVE	2201
SHAWN DECKARD, B121	08/11/2025 09:56:20	CIVIL-SERV PAPER	325 NW 8TH AVE	2201

SHAWN DECKARD, B121	08/11/2025 10:02:11	CIVIL-SERV PAPER	382 NE 1ST ST	2201
SHAWN DECKARD, B121	08/11/2025 10:07:42	CIVIL-SERV PAPER	256 NE 1ST ST	2201
SHAWN DECKARD, B121	08/11/2025 10:15:32	CIVIL-SERV PAPER	182 SE 1ST AVE	2201
SHAWN DECKARD, B121	08/11/2025 12:52:30	CIVIL-SERV PAPER	382 NE 1ST ST	2201
PAUL BARRETO, 222	08/11/2025 18:07:44	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/11/2025 18:49:20	SUSPICIOUS INCIDENT	55 SW 3RD ST	6601
PAUL BARRETO, 222	08/11/2025 19:45:57	BUILDING CHECK	447 NW 6TH AVE	5602
PAUL BARRETO, 222	08/11/2025 20:37:14	OBSTRUCTION ON HWY	NE 1ST ST	4301
YAMIL ORTEGA, 248	08/11/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/12/2025 00:03:01	EXTRA PATROL	85 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/12/2025 01:51:22	EXTRA PATROL	773 NW 10TH AVE	5602
MATTHEW BONURA, 164	08/12/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
KENNETH KOENEN, X500	08/12/2025 09:54:28	TRAFFIC CONTROL	349 S MARKET BLVD	7001
MATTHEW BONURA, 164	08/12/2025 10:10:47	INVESTIGATION FOLLOW	349 S MARKET BLVD	8501
SCSO25CAD089493	08/12/2025 12:25:45	SICK/INJURED	524 N MARKET BLVD	6301
PETER GLIM, S43	08/12/2025 16:51:10	PHONE COMPLT	9009 OAK ALLEY BLVD	2501
PETER GLIM, S43	08/12/2025 17:18:47	PHONE COMPLT	9009 OAK ALLEY BLVD	2501
PAUL BARRETO, 222	08/12/2025 19:44:32	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/12/2025 20:13:43	BUILDING CHECK	447 NW 6TH AVE	5602
YAMIL ORTEGA, 248	08/12/2025 20:43:57	TRAFFIC STOP	SE 2ND ST	7301
PAUL BARRETO, 222	08/12/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/13/2025 00:05:37	BUILDING CHECK	349 S MARKET BLVD	5602
PAUL BARRETO, 222	08/13/2025 02:46:15	BUILDING CHECK	85 E CENTRAL AVE	5602
SCSO25CAD089773	08/13/2025 04:29:56	SICK/INJURED	178 SW 1ST AVE	6301
KYLE LANE, 178	08/13/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
CAMERON REILLY, X198	08/13/2025 07:02:14	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT HANSEN, X128	08/13/2025 07:32:56	TRAFFIC STOP	SE 1ST AVE	7203
KYLE LANE, 178	08/13/2025 07:35:27	PHONE COMPLT	9009 OAK ALLEY BLVD	2501
CAMERON REILLY, X198	08/13/2025 07:59:48	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SHAWN DECKARD, B121	08/13/2025 08:25:02	CIVIL-SERV PAPER	370 NW 8TH AVE	2201
KYLE LANE, 178	08/13/2025 09:13:36	BUSINESS ASSIST	85 E CENTRAL AVE	2501
ALBERT RAY, X130	08/13/2025 13:56:37	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT HANSEN, X128	08/13/2025 14:09:20	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT HANSEN, X128	08/13/2025 14:27:18	TRAFFIC STOP	349 S MARKET BLVD	7301
CAMERON REILLY, X198	08/13/2025 15:01:53	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
KYLE LANE, 178	08/13/2025 17:27:57	SUSPICIOUS INCIDENT	576 NW 9TH AVE	6603
DERRICK STOERMER, 224	08/13/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
DERRICK STOERMER, 224	08/13/2025 22:01:45	TRAFFIC STOP	N MARKET BLVD	7203
KYLE LANE, 178	08/14/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
ROBERT HANSEN, X128	08/14/2025 07:04:53	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	2501
JOHN GUINANE, C117	08/14/2025 08:13:57	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
KYLE LANE, 178	08/14/2025 11:04:01	TRAFFIC STOP	S MARKET BLVD	7301
ALBERT RAY, X130	08/14/2025 13:51:40	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
DANIELLE DOWLER, X173	08/14/2025 15:15:40	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	2501
ENMANUEL SURIEL, X194	08/14/2025 15:19:00	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
KAYLA CRAMER, 186	08/14/2025 15:34:42	SUSPICIOUS PERSON	447 NW 6TH AVE	6602
CHRISTOPHER MCPETERS, S52	08/14/2025 15:35:51	TRAFFIC STOP	349 S MARKET BLVD	7301
KEAHNA JEFFERSON, 233	08/14/2025 19:42:28	TRAFFIC STOP	NW 6TH AVE	7301
KEAHNA JEFFERSON, 233	08/14/2025 20:19:13	ALARM-COMRCL	347 N MARKET BLVD	1402

KEAHNA JEFFERSON, 233	08/14/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
MATTHEW BONURA, 164	08/15/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
JOHN GUINANE, C117	08/15/2025 07:01:22	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	2501
MATTHEW BONURA, 164	08/15/2025 07:26:57	ALARM-COMRCL	773 NW 10TH AVE	1402
DANIELLE DOWLER, X173	08/15/2025 08:09:03	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
JOHN GUINANE, C117	08/15/2025 08:48:03	CITIZENS ASSIST	NW 6TH AVE	2501
ADRIAN SLAY, 105	08/15/2025 10:32:15	BOMB THREAT	773 NW 10TH AVE	1901
LARRY HIGGINS, C111	08/15/2025 11:23:38	PHONE COMPLT	773 NW 10TH AVE	2501
SCSO25CAD090892	08/15/2025 16:31:35	SICK/INJURED	325 NW 8TH AVE	6301
YAMIL ORTEGA, 248	08/15/2025 18:47:23	CITIZENS ASSIST	445 NW 10TH AVE	5702
PAUL BARRETO, 222	08/15/2025 20:14:31	BUILDING CHECK	447 NW 6TH AVE	5602
PAUL BARRETO, 222	08/15/2025 20:47:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/15/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/15/2025 22:01:59	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/16/2025 00:01:20	EXTRA PATROL	773 NW 10TH AVE	8901
PAUL BARRETO, 222	08/16/2025 00:45:05	ALARM-RES	553 NW 10TH AVE	1403
PAUL BARRETO, 222	08/16/2025 03:41:29	EXTRA PATROL	125 S MARKET BLVD	5602
MATTHEW BONURA, 164	08/16/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
SCSO25CAD091133	08/16/2025 10:59:49	ALARM-COMRCL	349 S MARKET BLVD	1402
PAUL BARRETO, 222	08/16/2025 17:52:07	ELECTR LINES DOWN	263 SE 5TH ST	2501
YAMIL ORTEGA, 248	08/16/2025 18:55:05	TRAFFIC STOP	NE 3RD AVE	7301
PAUL BARRETO, 222	08/16/2025 20:40:54	BUILDING CHECK	447 NW 6TH AVE	5602
PAUL BARRETO, 222	08/16/2025 20:53:21	HARRASS PX	170 SW 5TH ST	6701
ANTHONY LEE, 138	08/16/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
PAUL BARRETO, 222	08/17/2025 02:05:40	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/17/2025 16:45:43	INVESTIGATION FOLLOW	170 SW 5TH ST	3801
PAUL BARRETO, 222	08/17/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/17/2025 22:34:01	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/17/2025 23:59:54	EXTRA PATROL	773 NW 10TH AVE	8901
CHRISTOPHER WADDELL, 240	08/18/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
ALBERT RAY, X130	08/18/2025 07:04:09	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KENNETH AMSLER, X162	08/18/2025 08:10:29	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
KENNETH AMSLER, X162	08/18/2025 09:17:13	TRESPASSING	524 N MARKET BLVD	7501
SCSO25CAD091724	08/18/2025 09:22:14	INFORMATION	751 NW 7TH ST	2501
CHRISTOPHER WADDELL, 240	08/18/2025 09:53:38	SUSPICIOUS PERSON	542 N MARKET BLVD	7501
MICHAEL CASSIDY, L22	08/18/2025 11:18:48	BUSINESS ASSIST	85 E CENTRAL AVE	2501
ALBERT RAY, X130	08/18/2025 13:58:13	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KENNETH AMSLER, X162	08/18/2025 14:43:31	TRAFFIC STOP	NE 3RD AVE	7301
KENNETH AMSLER, X162	08/18/2025 15:27:36	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO25CAD092041	08/18/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
CHRISTOPHER WADDELL, 240	08/19/2025 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602
KENNETH AMSLER, X162	08/19/2025 08:13:35	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO25CAD092141	08/19/2025 08:18:39	TEST - DO NOT DISP.	349 S MARKET BLVD	4401
SCSO25CAD092153	08/19/2025 09:08:58	TEST - DO NOT DISP.	773 NW 10TH AVE	2501
ROBERTH MATA, K137	08/19/2025 13:16:22	TRAFFIC STOP	N MARKET BLVD	7301
WALTER PETERSON, Z187	08/19/2025 13:17:50	TRAFFIC STOP	469 N MARKET BLVD	5404
DANIELLE ATWOOD, 221	08/19/2025 15:58:12	ELECTR LINES DOWN	3840 E C 478	2501
CHRISTOPHER MCPETERS, 552	08/19/2025 16:49:49	PHONE COMPLT	349 S MARKET BLVD	2501
DANIELLE ATWOOD, 221	08/19/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901

DANIELLE ATWOOD, 221	08/20/2025 01:16:03	ALARM-COMRCL	85 E CENTRAL AVE	1402
WYATT HUNT, 218	08/20/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
ENMANUEL SURIEL, X194	08/20/2025 07:30:21	TRAFFIC CONTROL	349 S MARKET BLVD	7001
DANIELLE DOWLER, X173	08/20/2025 08:05:45	TRAFFIC CONTROL	773 NW 10TH AVE	7001
DANIELLE DOWLER, X173	08/20/2025 08:38:40	CITIZENS ASSIST	773 NW 10TH AVE	2501
DANIEL CALHOUN, 182	08/20/2025 09:13:57	DISTURBANCE-UNK	48 NE 1ST AVE	1804
DANIEL CALHOUN, 182	08/20/2025 10:16:16	DISTURBANCE-UNK	48 NE 1ST AVE	6101
DANIEL CALHOUN, 182	08/20/2025 10:16:37	DISTURBANCE-UNK	48 NE 1ST AVE	6204
ENMANUEL SURIEL, X194	08/20/2025 13:57:52	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ANTHONY LEE, 138	08/20/2025 14:39:28	OBSTRUCTION ON HWY	SE 1ST AVE	2501
SCSO25CAD092780	08/20/2025 17:16:51	SICK/INJURED	9009 OAK ALLEY BLVD	6301
YAMIL ORTEGA, 248	08/20/2025 18:20:27	INVESTIGATION FOLLOW	445 NW 10TH AVE	3501
PAUL BARRETO, 222	08/20/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/20/2025 23:00:25	EXTRA PATROL	650 NW 3RD ST	8901
PAUL BARRETO, 222	08/21/2025 01:00:51	BUILDING CHECK	85 E CENTRAL AVE	5602
YAMIL ORTEGA, 248	08/21/2025 01:02:13	TRAFFIC STOP	SE 1ST AVE	7301
YAMIL ORTEGA, 248	08/21/2025 01:07:29	TRAFFIC STOP	SE 1ST AVE	7301
PAUL BARRETO, 222	08/21/2025 02:21:33	EXTRA PATROL	773 NW 10TH AVE	8901
MATTHEW BONURA, 164	08/21/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
DANIELLE DOWLER, X173	08/21/2025 07:15:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
DANIELLE DOWLER, X173	08/21/2025 08:23:33	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO25CAD092958	08/21/2025 08:37:16	TEST - DO NOT DISP.	349 S MARKET BLVD	9901
MATTHEW BONURA, 164	08/21/2025 09:41:16	INVESTIGATION FOLLOW	773 NW 10TH AVE	2501
DANIEL CALHOUN, 182	08/21/2025 10:59:21	DCF/ABUSE REG	773 NW 10TH AVE	3801
ENMANUEL SURIEL, X194	08/21/2025 13:57:13	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
JOHN GUINANE, C117	08/21/2025 16:06:03	TRESPASSING	475 NW 10TH AVE	2501
PAUL BARRETO, 222	08/21/2025 18:10:09	STOLEN VEHICLE	188 NE 1ST ST	6804
BRANDON CLARK, 251	08/21/2025 19:27:47	INVESTIGATION FOLLOW	814 NW 5TH ST	3801
SCSO25CAD093242	08/21/2025 19:53:32	911 MISDIAL	588 NW 9TH AVE	9201
PAUL BARRETO, 222	08/21/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
YAMIL ORTEGA, 248	08/21/2025 21:29:54	TRAFFIC STOP	SE 1ST AVE	7301
CHRISTOPHER WADDELL, 240	08/22/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
KENNETH AMSLER, X162	08/22/2025 08:39:11	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO25CAD093449	08/22/2025 10:29:36	TEST - DO NOT DISP.	773 NW 10TH AVE	2501
SCSO25CAD093450	08/22/2025 10:29:53	TEST - DO NOT DISP.	773 NW 10TH AVE	4402
SCSO25CAD093451	08/22/2025 10:30:52	TEST - DO NOT DISP.	773 NW 10TH AVE	2501
SCSO25CAD093452	08/22/2025 10:31:06	TEST - DO NOT DISP.	773 NW 10TH AVE	9901
CHRISTOPHER WADDELL, 240	08/22/2025 10:57:21	DCF/ABUSE REG	773 NW 10TH AVE	1102
ROBERT VACHON, 208	08/22/2025 11:49:38	ATC -WELFARE CHECK	48 NE 1ST AVE	2501
ALBERT RAY, X130	08/22/2025 13:58:52	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KENNETH AMSLER, X162	08/22/2025 15:05:58	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
KENNETH AMSLER, X162	08/22/2025 16:09:18	TRAFFIC STOP	773 NW 10TH AVE	7301
SHAWN DECKARD, B121	08/22/2025 16:32:33	CIVIL-SERV PAPER	1010 E CENTRAL AVE	2201
DANIELLE ATWOOD, 221	08/22/2025 19:58:51	SICK/INJURED	57 SE 3RD ST	6301
DANIELLE ATWOOD, 221	08/22/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
DANIELLE ATWOOD, 221	08/22/2025 21:43:09	EXTRA PATROL	349 S MARKET BLVD	8901
DANIEL FLOYD, 201	08/23/2025 00:21:00	EXTRA PATROL	349 S MARKET BLVD	8901
CHRISTOPHER WADDELL, 240	08/23/2025 05:23:57	EXTRA PATROL	349 S MARKET BLVD	5602
KAYLA CRAMER, 186	08/23/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602

CHRISTOPHER WADDELL, 240	08/23/2025 08:44:36	DCF/ABUSE REG	836 E CENTRAL AVE	1102
CHRISTOPHER WADDELL, 240	08/23/2025 09:21:46	INVESTIGATION FOLLOW	171 SW 1ST ST	1102
CHRISTOPHER WADDELL, 240	08/23/2025 09:39:54	PHONE COMPLT	836 E CENTRAL AVE	1102
CHRISTOPHER MCPETERS, 552	08/23/2025 09:42:03	INFORMATION	658 E CENTRAL AVE	4401
CHRISTOPHER WADDELL, 240	08/23/2025 10:51:45	DISTURBANCE DOMESTIC	836 E CENTRAL AVE	3101
DANIELLE ATWOOD, 221	08/23/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
DANIELLE ATWOOD, 221	08/24/2025 01:12:59	EXTRA PATROL	349 S MARKET BLVD	8901
CHRISTOPHER WADDELL, 240	08/24/2025 05:16:16	EXTRA PATROL	349 S MARKET BLVD	8901
CHRISTOPHER WADDELL, 240	08/24/2025 06:00:26	TRAFFIC STOP	NW 6TH AVE	7301
CHRISTOPHER WADDELL, 240	08/24/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
DANIELLE ATWOOD, 221	08/24/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
DANIELLE ATWOOD, 221	08/24/2025 21:22:38	EXTRA PATROL	349 S MARKET BLVD	8901
SCSO25CAD094417	08/25/2025 00:25:40	SICK/INJURED	165 NE 4TH ST	6301
WYATT HUNT, 218	08/25/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
ALBERT RAY, X130	08/25/2025 07:32:09	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO25CAD094484	08/25/2025 09:07:58	SICK/INJURED	524 N MARKET BLVD	6301
RAUL RODRIGUEZ, T635	08/25/2025 10:14:36	911 HANGUP	349 S MARKET BLVD	9201
RAUL RODRIGUEZ, T635	08/25/2025 13:12:19	SICK/INJURED	349 S MARKET BLVD	6301
PAUL BARRETO, 222	08/25/2025 17:23:02	ANIMAL COMPLAINT	469 N MARKET BLVD	1601
YAMIL ORTEGA, 248	08/25/2025 20:15:20	TRAFFIC STOP	NW 4TH AVE	7301
PAUL BARRETO, 222	08/25/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/25/2025 23:01:13	EXTRA PATROL	349 S MARKET BLVD	8901
PAUL BARRETO, 222	08/26/2025 02:01:09	BUILDING CHECK	401 SE 1ST AVE	5602
MATTHEW BONURA, 164	08/26/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501
ALBERT RAY, X130	08/26/2025 07:58:20	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ALBERT RAY, X130	08/26/2025 14:19:30	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
PAUL BARRETO, 222	08/26/2025 20:13:52	911 HANGUP	588 NW 9TH AVE	9201
YAMIL ORTEGA, 248	08/26/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602
PAUL BARRETO, 222	08/27/2025 02:34:08	EXTRA PATROL	349 S MARKET BLVD	8901
KAYLA CRAMER, 186	08/27/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901
ALBERT RAY, X130	08/27/2025 07:37:40	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001

Code Cases by Jurisdiction

From Date: 09/10/2024

To Date: 09/10/2025

Jurisdiction: Webster

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Open Date	Status
24-006026	DUGGS CARLA R	950 OAK AVE	Q31D020	Webster	Trash and debris in backyard - including a mattress and tent	12/20/2024	Closed
24-006422	SUNNY WEBSTER BILLBOARD LLC	S Market Blvd	S01-003	Webster	Overgrown	12/30/2024	Closed
25-000490	ESTATE OF SOLOMON IDA C/O THELMA SCOTT	650 NW 3RD ST	N36B254	Webster	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
25-000910	STEWART ISAAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Webster	Living in an RV	01/16/2025	Closed
25-003589	SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	Webster	CE-24-11184 - Case reported by the City of Webster - structures added w/o permits	07/10/2024	Closed
25-003609	TATE DELORIS P	811 NW 3RD ST	N36-037	Webster	CE-24-11501 - Trash/debris, illegal residence	07/03/2024	Closed
25-003685	AYALA JIM & MARY	836 E CENTRAL AVE	Q31D004	Webster	CE-24-12048 - 836 E Central Avenue (Parcel #Q31-D004) ? piles of trash and debris in the front yard along the driveway and on the front porch of the house	07/12/2024	Closed
25-003689	HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	Webster	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from Planning and Zoning.	02/25/2025	Closed
25-004289	REINALDO J ROSE	E C-478	N36-219	Webster	Bringing in debris from off property, inops.	03/05/2025	Closed
25-004291	REINALDO J ROSE	2484 E C 478	N36-101	Webster	New roof w/o permits	03/05/2025	Open
25-004602	WILLIAMS CLIFFORD & CORETHA	445 NW 10TH AVE	N36B025	Webster	Trash & Debris - no utilities connected per City of Webster	03/11/2025	Open
25-004902	WEBSTER APTS LTD	1010 E CENTRAL AVE Apt 5	Q31-075	Webster	Windows don't stay open, outlets sparking/not working - Apt. 5	03/14/2025	Closed
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	S01-039	WEBSTER	Trash, inops	06/11/2025	Open

25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	N36B021	WEBSTER	Living in an RV	06/11/2025	Closed
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	T06A002	WEBSTER	Trash and debris	06/11/2025	Closed
25-011700	BOX THOMAS M	285 SE 5TH ST	T06A001	WEBSTER	Trash and debris	06/11/2025	Closed
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	N36B166	WEBSTER	Trash, overgrown, unsafe structure	06/11/2025	Open
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	Living in shed, shed installed w/o permits	06/17/2025	Open
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	N36B212	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	S01-045	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013335	HALL BREANNAH N	312 S MARKET BLVD	S01-134	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013336	HALL BREANNAH N	326 S MARKET BLVD	S01-133	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013343	WARTHEN JOHN R SR & ROSIE M (L	265 NW 10TH AVE	N36A004	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013345	HARDY SANDRA	341 E CENTRAL AVE	T06A058	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013348	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-075	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-013349	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-078	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-014129	RIVERA MARIA M RIVERA	814 NW 5TH ST	N36B110	WEBSTER	FREE RANGE CHICKENS	07/18/2025	Open
25-016629	DUTCHESS ALEX M & FISH CELESTE	167 SW 6TH ST	S01J045	WEBSTER	Inops, overgrown	08/27/2025	Closed



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



The City Manager's Office is pleased to present the City of Webster monthly newsletter which is produced for the Webster City Council, city residents, businesses and other interested readers. This report contains information of the City's monthly operational and financial activity for the month along with highlights. The Business Report provides two (2) sections of reporting: □ Operational Activity – A summary of operational activities/accomplishments and the progress of significant projects reported by each city department. □ Financial Activity – A summary of revenues and expenditures for the City's most active funds. This newsletter strives to provide an informative view into the City's monthly activities. It is the City Manager's intent to produce a newsletter that is informative and useful to all who live, work and recreate in the City of Webster.

Personnel: The City Manager's department personnel status for the month is as follows:

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
10	8	0	2



Est. 1983

September is Baby Safety Month, sponsored annually by the Baby Safety Alliance. This year, the Baby Safety Alliance is helping educate parents and caregivers on the safe selection and use of baby products, while encouraging those around us to

Keep Me Safe!

If babies could talk they would say...



become safety ambassadors. Together, we can promote the safety of baby and children's products—because every baby deserves the safest possible start!

Important dates
 9/15 Utility Payment Deadline to prevent late fees
 9/18 6pm City Council Meeting City Hall
 9/23 Utility Turn-off for non-payment

Shell Gas Station, 1972

Can you imagine how far you could go with a gallon of gas costing 22 cents?

Check out Floridapast.com for more old pictures of Webster.



Do you remember when there were gas station attendants? They would fill your gas tank, wash your windshield, check your oil and your tire pressure!



Operational Activities—Administration

On-line payment processing—91	Notaries—10
In office Payment Processing—322	Faxes—5
New Accounts— 3	Copy Requests—7
Closed Accounts—2	Public Records Request—12
Late Fee Assessments— 108	Community Hall Rental—2
Turn-offs—39	Container Permit Renewals—0
Locates—21	Business License Processed—11
Work orders created—222	New Account Impact Fees—0
Work Orders closed—206	New Code Enforcement Cases—5
Utility Batches/Balancing—35	Follow-up on existing Code Enforcement Cases—3
Checks Processed for Payments—40	Code Enforcement Liens—2
Purchase Orders—52	Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 531 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks bi-weekly
- Calculate and enter 941 tax payments for payroll period-quarterly RT6-941
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Work with FEMA to submit Cat Z for Hurricane Milton
- Working on share drive
- CDBG Grant Application
- Worked with Staff, Contractor, Engineer and Grant Writer on Meter Replacement CDBG Project
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity
- Work on meter changeouts
- Prepare for new business license procedures



- Begin reviewing expenditures to prepare for new fiscal year budget
- Meetings/Trainings for TextMyGov.
- Trained for a new Edmunds module for inventory tracking
- Interviewed and hired new employee
- Met with Governor Desantis for \$2.89 million CDBG grant for a new master lift station and back up generator
- Prepared for and held Pet Day
- Prepared for and held Amnesty Day



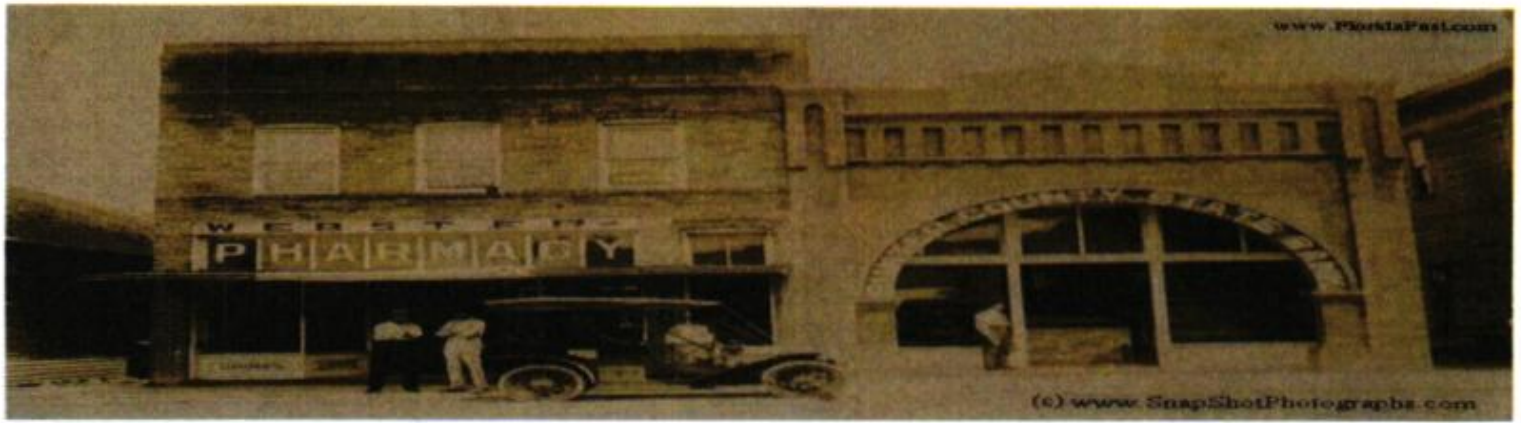
Operational Activities—Public Works

Work orders processed—222
 Utility turn-off —39
 Utility account turn-on—30
 Locates—21
 Other—132

- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer and to notify customers of any potential leaks.
- Automatic meter reading system used to collect monthly meter reading to calculate utility bills.
- Conducted multiple utility locates throughout the city from 811 tickets received.
- Performed routine service on public works trucks and equipment.
- Checked chemical levels at North and South wells.
- Ran generators at north well, south well and master lift station to ensure they work properly.
- Ran lift station route two times each week of the month to ensure proper operation and document station operations and any needed maintenance and/or repairs.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Water turn ons after payment received for past due utility bills.
- Peak Power is currently waiting for DEP approval to move forward with the final sewer connections from customers' homes to city gravity sewer.
- Art Walker Construction continued work under the CDBG Grant to install new water meters, curbstops, backflows and meter boxes for residential customers in the city.
- Contacted OMNI tech support about issues with the OMNI units at Lift Stations #7, 3 and 10 as pump 2 is not reporting.



REVENUE AND LOSS 2025		
FUND	REVENUE	August
101	GENERAL FUND	\$65,746.79
104	TRANSPORTATION	\$5,947.26
105	CDBG GRANT	\$0.00
430	WATER	\$27,107.87
440	GARBAGE	\$21,764.13
450	SEWER	\$38,293.42
460	IMPACT FEES	\$0.00
	TOTAL REVENUE	\$158,859.47
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$31,646.62
101-2021	GENERAL FUND-SCSO	\$15,519.17
101-7072	GENERAL FUND-PW	\$9,102.57
104	TRANSPORTATION	\$5,986.92
105	CDBG GRANT	\$0.00
430	WATER	\$40,083.80
440	GARBAGE	\$14,340.36
450	SEWER	\$54,609.64
460	IMPACT FEES	
	TOTAL EXPENSE	\$171,289.08
	REVENUE/LOSS	\$20,352.58



Hurricane Season is here....

Hurricane Preparedness

Take Action Today



Determine your risk from water & wind



Begin preparing now, before a storm



Learn how to understand hurricane forecasts and alerts



Learn what to do before, during, and after a storm

A comprehensive hurricane preparedness list includes a multi-day supply of water and non-perishable food, a first aid kit, medications, flashlights, a battery-powered or crank radio, personal documents, hygiene items, and a way to charge your phone. You should also have blankets, cash, and family contact information. For home preparedness, trim trees, secure outdoor items, protect windows with shutters or plywood, and clear gutters.

Hurricane Preparedness

Get Moving When a Storm Threatens



Protect your home: cover windows, secure doors & loose items



Determine sheltering options and consider your pets



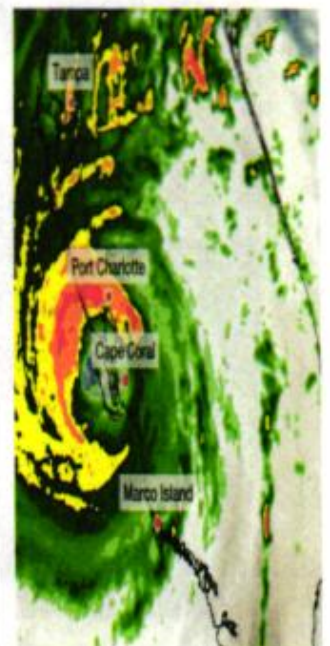
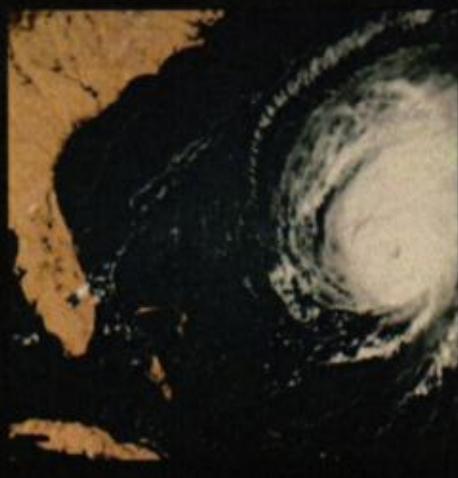
Ready your go-bag, meds & supplies, charge phone, fill up/charge vehicle



Help your neighbors, especially the elderly & other vulnerable people



Follow evacuation orders if given



City of Webster Pet Day

Pet Pageant Winners

Cutest Pet-Poodle named Kissys
walked by J

Star of the Show-Nigerian Dwarf
Goat, dressed as a Honey Bee, named
Astra walked by Bee Handler,
Tucker Naugler.

Best Trick-Australian Shepard
named Remi with a flying frisbee
catch walked by Mark Howard

Best Costume-Black Mouth Cur,
dressed as a UPS Delivery Guy,
named Charlie walked by Wendy
Ovitt



Thanks to Tractor Supply for
their donation of 10 bags of dog
food.

Thanks to Sumter County
Farmer's Market for loaning us
their stage.

Thanks to Fuller's Nursery and
Hibernia Nursery for the donation
of the beautiful plants.

City of Webster Pet Day



Thanks to our
Pet Pageant
Judges!



City of Webster Pet Day



City of Webster Pet Day





City of Webster

Receive updates via text message!

Sign up by texting:

WEBSTERFL

to: **91896**



TextMyGov®

Visit: textmygov.com/opt-in-terms-conditions. To view the terms and privacy policy info. Msg & Data rates apply. Msg frequency varies. Text STOP at any time to opt-out.

Fall 2025



Tobacco Free
SUMTER COUNTY

Tobacco Free Sumter

NEWSLETTER

OUR INITIATIVES:

Tobacco Free Public Spaces (Parks/Beaches)

Florida parks are allowed to be Tobacco Free. Help to keep our parks safe from second hand smoke, vape, and clear of debris. The recent update to Florida's seminal Florida Clean Air Act, "The Regulation of Smoking by Counties and Municipalities Act", allows local governments to enact policies to restrict smoking in outdoor shared spaces they own and operate, such as public beaches and community parks.

FOR MORE INFORMATION CONTACT:
WWW.INFO@TOBACCOFREESUMTER.COM

Tobacco Free Schools (K-12)

Ensure K-12 school policies that address tobacco are comprehensive and effective. Youth spend more time in school than almost anywhere else. 9 of 10 of adult smokers start before age 18 Youth e-cigarette use is a nationwide epidemic.

Smoke Free Multi-Unit Housing

Encourage multi-unit housing properties to implement policies that protect residents from secondhand smoke.

Upcoming Meeting Dates

Thursday, November 20, 2025

Thursday, February 19, 2026

Thursday, May 21, 2026

11:30 AM - 12:30 PM

THE NEXT TOBACCO FREE PARTNERSHIP MEETING: AUGUST 21, 2025

11:30 A.M. - 12:30 P.M. VIRTUALLY VIA GOOGLE MEETS:

[MEET.GOOGLE.COM/CDZ-WXWI-IMZ](https://meet.google.com/CDZ-WXWI-IMZ)

[JOIN BY PHONE](tel:+12567331385)

(US) +1 256-733-1385 PIN: 315 997 300#

Get Involved!

Fall 2025



Tobacco Free
SUMTER COUNTY

Tobacco Free Sumter

NEWSLETTER

WHAT'S NEW:

The Tobacco Free Partnership is steadily gaining momentum with tobacco prevention and education awareness and policy implementation across Sumter County. With supportive community partnership members contrived of local community leaders, organizations, businesses, and residents who are trailblazing the way. In fall 2023 the City of Bushnell adopted a tobacco-free parks and public spaces city ordinance through the support and efforts of the Tobacco Free Sumter Partnership. In June 2025 the City of Webster adopted a tobacco-free parks and public spaces city ordinance through the support of the partnership members and the Students Working Against Tobacco. Strengthen relationships within the local community. Our methods are to educate the community members on tobacco-related issues, promote positive tobacco reform, and building youth leaders and partnerships to invest in their community's future.

Get Involved!

THE NEXT TOBACCO FREE PARTNERSHIP MEETING: AUGUST 21, 2025

11:30 A.M. - 12:30 P.M. VIRTUALLY VIA GOOGLE MEETS:

MEET.GOOGLE.COM/CDZ-WXWI-IMZ

THEY ARE HELD THE 3RD THURSDAY QUARTERLY

JOIN BY PHONE

(US) +1 256-733-1385 PIN: 315 997 300#

Fall 2025



Tobacco Free
SUMTER COUNTY

Tobacco Free Sumter

NEWSLETTER

OUR MISSION:

We envision a Sumter County where all residents have a fair chance at a healthy future—free from nicotine addiction. Our mission is to mobilize the community and advance local policies that will help end nicotine addiction, protect children, and improve public health for generations to come.

OUR MOTIVATION:

- Tobacco use is the leading cause of preventable death and disease in the United States.
- Nine out of ten cigarette smokers start by age 18.
- Smokers are more likely than nonsmokers to develop heart disease, stroke, and lung cancer.
- Nearly 30 percent of cancer deaths in Florida are caused by smoking.

Get Involved!

THE NEXT TOBACCO FREE PARTNERSHIP MEETING: AUGUST 21, 2025

11:30 A.M. - 12:30 P.M. VIRTUALLY VIA GOOGLE MEETS:

MEET.GOOGLE.COM/CDZ-WXWI-IMZ

THEY ARE HELD THE 3RD THURSDAY QUARTERLY

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(US) +1 256-733-1385 PIN: 315 997 300#

**CITY OF WEBSTER, FLORIDA
ORDINANCE NO. 2025-35**

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a Business Impact Estimate is not required by state law for the proposed ordinance. The Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation
- ☐ The proposed ordinance relates to the issuance or refinancing of debt
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government
- ☐ The proposed ordinance is an emergency ordinance
- ☐ The proposed ordinance relates to procurement
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality
 - c. Sections 190.005 and 190.046
 - d. Section 553.73, relating to the Florida Building Code
 - e. Section 633.202, relating to the Florida Fire Prevention Code

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. SUMMARY OF THE PROPOSED ORDINANCE

The LDC update will ensure consistency with the adopted comprehensive plan. Additionally, the proposed amendments eliminate obsolete regulations and cross-references and include a reorganization of the LDC for ease of use. The proposed

LDC update adds new definitions, eliminates zoning districts not currently utilized, adds new zoning districts, consolidates Planned Development districts, adds clarity to the lineal descent subdivision provisions, changes building height for single use buildings in CN, combines provisions for guest cottages with Accessory Dwelling Units, adds standards for swimming pool enclosures, adds farm animal density provisions, reduces the size of grass parking spaces, adds provisions for parking of commercial vehicles in residential areas, adds standards for drive-through stacking lanes, adds visibility triangle standards, incorporates standards for Conservation Subdivisions and replaces buffer tables with streamlined versions.

2. STATEMENT OF THE PUBLIC PURPOSE TO BE SERVED BY THE PROPOSED ORDINANCE

The amendment serves as a clean-up and reorganization to make the LDC easier to use, interpret, and enforce, and to achieve consistency with the adopted unified comprehensive plan and Sumter County's Land Development Code.

3. ESTIMATE OF THE DIRECT ECONOMIC IMPACT OF THE PROPOSED ORDINANCE ON PRIVATE, FOR-PROFIT BUSINESSES IN THE MUNICIPALITY, INCLUDING THE FOLLOWING, IF ANY:

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: **None**
- b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible: **None**
- c. An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs: **None**

4. GOOD FAITH ESTIMATE OF THE NUMBER OF BUSINESSES LIKELY TO BE IMPACTED BY THE ORDINANCE. **None will have a direct economic impact**

5. ADDITIONAL INFORMATION THE GOVERNING BODY DETERMINES MAY BE USEFUL. **None**

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE CITY OF WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster desires to provide for the maximum freedom of use of private property and the greatest economic opportunity for its citizens and property owners as is consistent with the health, safety and welfare of the public; and,

WHEREAS, the City's Land Development Code is the principal authority for regulation of the use of private property and the primary instrument for the implementation of City policies related to development control, growth management and land use; and,

WHEREAS, the City Council of the City of Webster desires and has directed the periodic review of all chapters of the City's Land Development Code and Official Zoning Map to eliminate redundancies, conflicts, inconsistencies and ambiguities, and to ensure that all statutory references are current and accurate; and,

WHEREAS, City staff has reviewed the Land Development Code and Official Zoning Map, identified deficiencies and has proposed amendments, revisions and changes necessary to ensure clarity, accuracy, efficiency and enforceability of the Code and Map, and has prepared documents incorporating these changes for Council review; and,

WHEREAS, the City Council of the City of Webster has determined, for the reasons stated herein, that amending the current Land Development Code and Official Zoning Map is reasonable, appropriate and necessary; and,

WHEREAS, the Council, after the appropriate publication of notice of its intention to consider this Ordinance, has determined that in consideration of the health, safety and welfare of its citizens, it is in the best interests of the City of Webster, Florida to approve this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Webster, Florida as follows:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Land Development Code and Official Zoning Map, as incorporated by reference; amending specific articles, divisions and sections for the reasons set forth in the above Whereas clauses, which are incorporated herein, *in haec verba*.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Sections 125.01 and 125.66 of the Florida Statutes, the City Council of the City of Webster has all powers of local self-government to perform county functions and render county services and facilities except when prohibited by law, including the authority to establish and amend its Land Development Code and Official Zoning Map.

SECTION 3. AMENDMENT TO THE "LAND DEVELOPMENT CODE".

The City Council of the City of Webster hereby amends the City of Webster Land Development Code as shown attached hereto as Exhibit "A", and incorporated herein, *in haec verba*.

SECTION 4. CODIFICATION.

It is the intention of the City Council of the City of Webster, and it is hereby ordained that the provisions of this Ordinance shall be reflected and made a part of the Land Development Code of the City of Webster, Florida, with the exception of Sections 2, 4, 5 and 6. The word "Ordinance," or similar words may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to rescind those sections of the Code declared null and void as set forth herein.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of the City of Webster, Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE.

Once adopted by the City Council of the City of Webster, this Ordinance shall become effective immediately upon enactment, or as otherwise provided for by law.

PASSED AND ADOPTED at a duly called session of the City Council of the City of Webster, this ____ day of _____ 2025.

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

Andrew J. Hand, City Attorney



TO: City of Webster Planning & Zoning Special Master
FROM: Patricia A. Tyjeski, AICP, Inspire Project Manager
CC: Bradley Arnold, Sumter County Administrator
DATE: September 11, 2025
SUBJECT: City of Webster Land Development Code Update

Sumter County retained Inspire Placemaking Collective, Inc. to assist with the update of the City of Webster's Land Development Code (LDC) for consistency with the recently updated Comprehensive Plan and Sumter County's LDC. This memorandum summarizes the update and review process, the public input received, and the major changes proposed. The full draft LDC (showing the changes in strike-through and underline) may be downloaded from the project website at <https://www.inspire-engagement.com/webster-ldc-update>.

Process

Inspire held stakeholder interviews on April 16, 2025, and facilitated a workshop with City Council on August 28, 2024, to obtain initial input.

Inspire also created a project website that included a description of the project, a timeline that was regularly updated, and documents available for download. The website also hosted an online community survey, which ran from February 10 to July 11, 2025.

The full Draft LDC was also made available through the project website. The release date was August 2, 2025.

The City Council first hearing for adoption of the LDC is tentatively scheduled for September 18, 2025, and the second reading for October 16, 2025.

Public Input

Online Survey. The consulting team, in conjunction with County staff, developed an Online Survey and uploaded it to the project website to help gather public sentiments, ideas, and preferences regarding the update of the Land Development Code. Seventy people took the survey online. The survey results summary is available on the project website. The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.

4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

LDC Major Changes

Reorganization. Article V (General Development Standards) was split into several articles to make it easier to find the standards. The current and proposed outlines are shown below:

CURRENT

- Article I. General Provisions
- Article II. Definitions
- Article III. Administration
- Article IV. Zoning
- Article V. General Development Standards
- Article VI. Accessory, Temporary, and Specific Use Standards
- Article VII. Floodplain Management

PROPOSED

- Article I. General Provisions
- Article II. Definitions
- Article III. Administration
- Article IV. Zoning
- Article V. Accessory, Temporary, and Specific Use Standards
- Article VI. Access, Circulation, Parking
- Article VII. Development, Design, and Utilities
- Article VIII. Landscaping Standards
- Article IX. Resource Protection Standards
- Article X. Sign Standards
- Article XI. Floodplain Management

Article I. General Provisions. Few changes made, including replacing references to "Director" to "City Manager or designee." Also cleaned up the non-conforming sections to address lots, uses, and structures separately. Removed vesting projects if plans are submitted.

Article II. Definitions. Deleted terms no longer used in the LDC, moved standards out of definitions, added a new section listing abbreviations, and added or updated the following definitions:

- Accessory dwelling unit
- Accessory use or structure
- Agricultural classification
- Agricultural pole barn
- Agritourism
- Agritourism operator
- Alcoholic beverage establishment
- Assisted living facility
- Bona fide agricultural purposes
- Bond or irrevocable letter of credit
- Business service
- Campground
- City
- City engineer
- Council
- County
- Dwelling unit – clarified "kitchen"
- Family day care home
- Farm
- Farm operation
- Flag lot
- Hardscape
- Imperiled Species
- Kennel
- Livestock

- Lot front
- Maintenance agreement
- Mobile vendor
- Nonresidential farm building
- Personal services
- Planning and Zoning Special Master
- Poultry
- Protected tree
- Recreational vehicle (RV) park
- Road setback – clarified measurements
- Sign-added temporary displays
- Significant tree
- Special public assembly events
- Townhouse
- Understory tree
- Undesirable trees
- Unreasonably burdened

Article III. Administration. The following changes are proposed.

- Revised list of developments that are exempt from development review
- Added submittal requirements for PUD requests
- Revised Table 13-313A Development Reviews and Approvals
- Cleaned up review criteria for various applications
- Specified the number of extensions allowed for use permits (two 1-year extensions)
- Allow de minimis code deviations
- Clarified that Preliminary Plat review is optional
- Changed Final Plat review process (per statutes)
- Added "recreation" to activities subject to concurrency
- Address FS requirement to establish a process to review special accommodation requests for certified recovery residences

Article IV. Zoning. The following changes are proposed.

- Revised Future Land Use and Zoning District correlation table
- Eliminated AC, R6W & REC districts. REC combined with PIE
- Consolidated PUD districts (WMPUD, RPUD, RVPUD, CP, and IP)
- Added R2C & R2M, RR2.5, RR2.5C, RR5, and RR5C zoning districts
- Renamed suburban residential to urban residential
- Clarified lineal descent subdivision standards
- Eliminated joint ownership provisions
- Added Conservation Subdivision standards
- Revised R/W Table and removed measurement from Centerline
- Clarified lot front (shortest distance along road)
- Consolidated R6M and R6C to have the same lot standard

- Added 2 columns to table of uses – cross-reference to standards and NAICS code
- Revised setbacks of RRI & RRIC to align with Sumter
- Clarified maximum building height for Neighborhood Commercial District (20' single use and 35' vertical mixed use)
- Allow Multifamily in commercial districts; restrict to 4 units in R2C, R4C, R6C districts
- Added Economic Activity Center Overlay Zone

Article V. Accessory, Temporary and Specific Use Standards. The following changes are proposed.

- Revised Accessory Family Cottages section to Accessory Dwelling Units (ADUs)
- Revised the following:
 - RV parks and accessory structures in RV parks (clarify)
 - Home Occupations (consistency with FS)
 - Alcoholic beverage (clean up)
 - Bed & Breakfast (consistency with Sumter)
 - Swimming pool enclosures
- Added standards for:
 - Accessory racetracks
 - Internet cafes
 - Existing motion picture arcade booths
 - Yard sales (3-day in 30-day period)
- Allow the use of an RV as a temporary dwelling
- Added animal density equivalencies
- Removed animal control provisions

Article VI. Access, Circulation, and Parking. The following changes are proposed.

- Require traffic impact analysis for minor development
- Updated references to the County's Engineering Standards Manual and eliminated references to FDOT's Green Book
- Clarify that the design requirements apply to public streets only
- Removed bike path requirement
- Added sight triangle (visibility) standards

- Reduced the size of grass parking spaces (12x24 to standard)
- Added minimum standard for drive-through lane stacking (5 spaces)

Article VII. Development, Design, and Utilities. The following changes are proposed.

- Noted that non-platted sites may provide access through private easements
- Clarified that PUDs, RV parks, and individual RV sites are required to be served by central water & sewer systems if available
- Added RV parks to list of development required to provide a fire protection system
- Provides standards for rural fire protection (areas outside service area of pressurized source)
- Added subsection prohibiting illicit discharge into stormwater system
- Revised minimum lighting intensity for parking areas from 2 to 1 foot-candle

Article VIII. Landscaping. The following changes are proposed.

- Moved definitions to Art. II.
- New, simplified table of required buffers
- Added buffer type D (brought in from another chapter)
- Simplify the right-of-way buffer table

Article IX. Resource Protection Standards.

- Streamlined list of requirements major development need to identify and protect to focus on the environmental aspects that are regulated (listed species and jurisdictional wetlands)
- Added language on non-conforming uses regarding sludge and septage
- Added new language to clarify the Historic Preservation requirements & require a letter of clearance

Article X. Sign Standards. The following changes are proposed.

- Added cross-reference to sight triangle
- Clarified Billboard regulations are handled by FDOT

Article XI. Floodplain Management. No changes.

City of Webster

Land Development Code Update

Online Survey Summary



SURVEY INFORMATION

Start - Close: February 10, 2025, to July 11, 2025

An Online Survey was developed and uploaded to the project website to help gather public sentiments, ideas, and preferences regarding the update of the City's Land Development Code. There were 70 contributions to the survey.

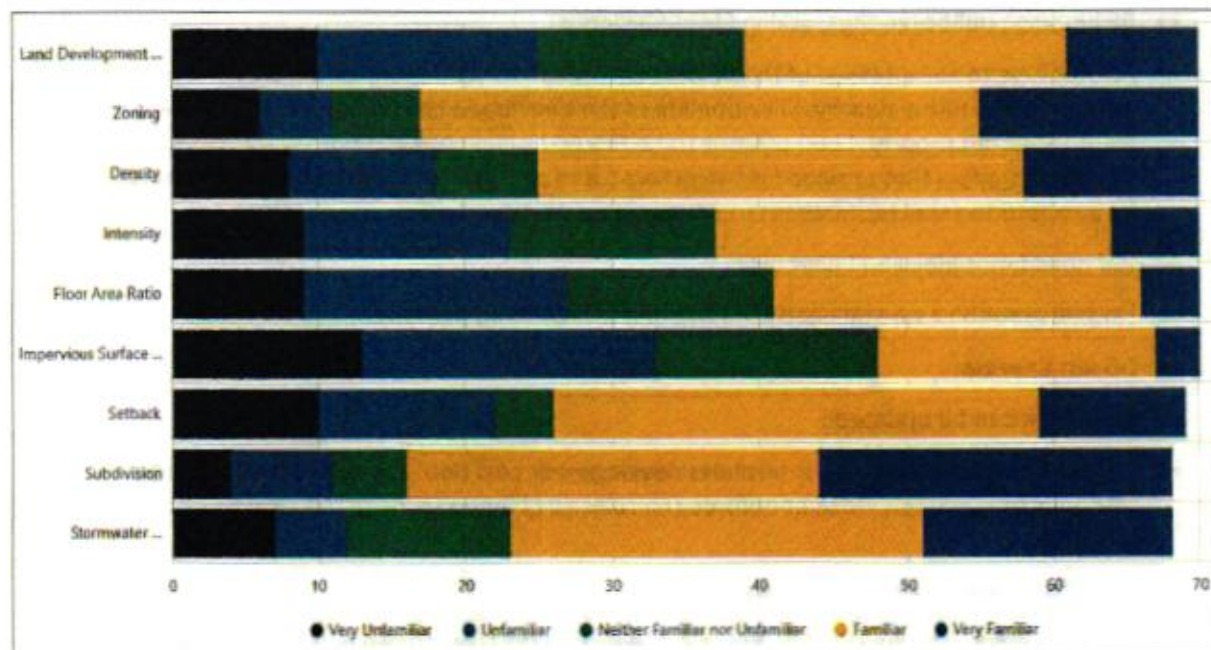
SURVEY RESULTS

The survey included seven questions. The following section provides the answers received. Many of the questions were optional and some respondents did not provide answers to all questions.

Question 1.: What is your zip code?

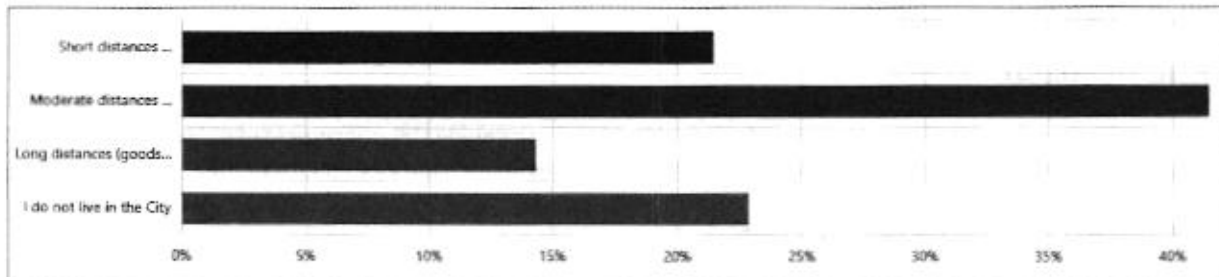
Zip code	Total
33513	1
33597	66
33625	1
33597	1

Question 2. How familiar are you with the following terminology? (Very Unfamiliar, Unfamiliar, Neither Familiar nor Unfamiliar, Familiar, Very Familiar)



The survey responses indicate varying levels of familiarity with terminology commonly used in land development regulations. Most respondents understand basic terms such as subdivision and zoning. Terms like setback, stormwater management, and density are somewhat understood, while more technical terms such as development code, impervious surface ratio, intensity, and floor area ratio are the least familiar. The actual percentages can be found in the appendix.

Question 3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?



When asked about acceptable travel distances for basic goods and services, 41% of respondents favored moderate distances, believing that goods and services should be available in select rural locations. The rest of the respondents were split between short (21%) and long (14%) distances for basic goods and services. Several respondents (22%) do not live within the City limits. Overall, most respondents showed preference for having some level of services available within rural communities.

Question 4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

- By holding public meetings, asking for public input
- I would love to see a revival of the downtown area to include more businesses and potentially multi-family housing nearby. I live outside of the developed city limits, but across the street from annexed property. I do not want to be forced to join city water or sewer. Webster should be seeking grants that provide infrastructure for more residents and traffic, and grants that can be awarded to small businesses to encourage business growth.
- We need more jobs and lower bills
- Limited growth as we still need the farmland for food and animals.
- Do not develop
- Roads need to be updated
- I think the city should plan for business development plus housing development for new residents to move to. Make or enforce the rules to Cleanup some of the existing homes and lots.
- Not build! Restore and keep it a small city.
- I love Webster the way it is, I don't mind traveling to a larger city to buy what I need. I can do without the big city traffic, and crime that comes with big cities.

Webster Land Development Code Update

Online Survey Summary

- Keep residents informed of land that has been sold with a purpose other than what it was being used, i.e. pasture farmland bought by developers for the purpose of building houses. How many and impact to community.
- Limit the number of new homes being built. Maintain small town living with paced growth.
- Make it a work, live and play community.
- Ask the Residents before approving development. Webster is such a beautiful place and the farmland should be left alone. I for one do not want to see the villages take over our beautiful quiet city. Would like to see a grocery store like Publix nearby.
- Clean up the buildings, allow golf cart use, add manufacturing, add grocery
- No subdivisions! Too many people in one spot causes traffic and hardship on the few retail places we have. More development of larger parcels. We also need more restaurants.
- More shopping plazas ... grocery stores, pharmacies etc. Restaurants and parks
- Specific standards should be laid out for incoming developments that bring in a mix of uses to prevent the small community from being overrun by houses. Commercial and open spaces are also needed.
- I purchased some land near the center of town in June 2024. I love the small tight nucleus of Webster and the rural feel when you drive out a couple minutes from the city proper. I don't wish to see the development sprawl into a bunch of subdivisions with generic grocery-anchored shopping centers. I love the charm of local business in the City of Webster. I am content with the school locations and fire station location. Perhaps a police annex would fit well near the fire station.
- More safe pedestrian and bike crossings/lanes would also be nice.
- Leave farmland alone. No major big box stores. No huge, overpriced, or gated communities. I hope the "downtown" area along 471 stays "small town"
- Proper infrastructure before building subdivisions
- Don't let it get all the growth like the villages. Some growth is okay but not like the villages The Villages is overrated
- Add in more provisions but keep subdivisions out. Allow some modern amenities but keep it rural and farm community.
- As long as you don't let The Villages come in and take over, I'm fine with small, smart growth. We chose this area several years ago to get away from busy, overgrowth and too fast paced development.
- Require a hospital be built, some storefronts for businesses, set aside 20 acres for a beautiful park before it is all developed. Set subdivisions as 1 house per 1/2 acre, no smaller. Keep it upscale nice, not crammed all together, something special to set this area apart from typical growth areas. Set aside another large plat of acreage for concerts, etc. Make this a place people like to come to. Fix up downtown Webster and Bushnell together. Landscape it, make it attractive. Some is here already but it could be much better. Give Webster a main street that can be shops and a large walkable shopping area off away from 471. Same for Bushnell. And do

not raise property taxes for the existing people, the developers need to pay for the roads/infrastructure as it is usually done, not the cities.

- Keep it rural. It's already too crowded.
- People move to Webster to get away from the hustle and bustle. Bringing the hustle and bustle to Webster is the opposite of what people want. The rural area of Webster is what makes it an ideal place to live, work, play and grow. People move to Webster to raise their children away from the city. For a slower pace of life. Just like it always has been. We do not want the city life brought into Webster. Webster needs to remain rural. We already have plenty of stores that are close by in The Villages. We do not need to bring The Villages to Webster. 471 is already jam packed with traffic from the increase of people. The last thing we need is more housing developments. KEEP WEBSTER RURAL!!!!
- Build roads before building homes
- I didn't move here to have all the comforts of a large city. There are basic needs met withing a 15-20 min drive and major cities with everything I need within 45-60 min. Ensuring that quiet country life stays possible here is the most important to me.
- Ensure there is no encroachment that jeopardizes agricultural land
- Stop approving every single development. [Evaluate] how to keep Webster's rural charm by maybe approving 1 house per acre or two. We don't want or need any more HOA communities with high density population of several houses per acre. Most move to this area because it's rural. We don't mind driving to already established areas to go shopping.
- Keep the rural, small-town feel, even with development. There are many new development concepts that include communal gardens, farm to table, which align with the existing environment.
- Do not allow subdivision, no home sites under 2 1/2 acres, no strip malls. No new chain stores (mom and pop type stores only).
- There are many communities that the live, work and play have been successful. Webster needs to study these areas and copy a plan that is suitable.
- It can allow business to grow
- traffic flow is very important; widen roads
- Limit growth. Keep agricultural zoning agricultural. Limit the density of building to low density. Retain the rural setting of Webster. We do want to be The Villages. Pay the fire. department, EMT and law enforcement more. Unprivatize the library. Publicize events better for city events and library events. Very poor marketing for both. Keep Beville's Corner as it is. Webster government has gotten greedy and uncaring. The destruction of that land is not necessary; nor is removing it from the tax roll.
- Do not allow subdivisions anywhere near webster. We don't need or want to be like Zephyrhills or Wesley chapel or anything like the Villages! This is a farming community not a city!
- Leave Webster as a rural area, no more buying up land here, leave it as it is, so we can enjoy the land where cattle roam and the trees give us shade and fresh air and kids can play outdoors

Webster Land Development Code Update
Online Survey Summary

- Keep development concentrated within the ACTUAL city limits and stop annexing and approving dense development for properties 1+ miles outside the contiguous city limits. People who live outside the city limits live there for a reason - to be away from dense development.
- Stop buying up all the land and putting building after building or house after house. I moved to Webster to not have neighbors on top of me! And every time I turn around something is being built or new houses going in, that are supposed to be "low income" for low-income families!!! But that hasn't happened! You find out how much rent is and it's like you have to choose to have a roof over your head or food in your belly!!!
- Keep The Villages from encroaching too much on the city and surrounding areas.
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no-name towns.
- By honoring its small-town charm.
- Leave it alone! At this point Sumter County is becoming something that we were born and raised in a cesspool of housing! Farming land and cattle land will soon be a thing a new generation will not witness here! Sad
- No more RV parks, more normal streets with houses on small plots. More choice of stores.
- Determine what you want the City to look and feel like; create an overlay for the core area to help direct new and re-development. Make zoning consistent -- keep residential in residential areas.
- Webster is a beautiful farm community with the availability of fresh produce and farm goods. We love the country feel and wide-open spaces. Subdivisions and strip malls would be a huge deterrent. We don't mind traveling a little for the bigger stores to keep the rural atmosphere.
- Keep it small
- Not developed mass residential housing projects.
- Keep cookie cutter development out. Make it where you can only build on an acre or more of land. Keep big retail out!
- Start by improving the road to accommodate the growth that has already happened. The roads do it reflect the growth in and out of city limits.
- Don't change it. Leave it how it is. We do not want growth. Please stop ruining animals' habitat for your greed.
- Do NOT put in a bunch of houses
- Do not take away all of the open pasture lands away just to build housing and/or more stores.
- Don't allow the villages to take over
- Keep it rural
- Stop developing! No one wants more growth! We want our small towns that our children can grow up in not overrun with strangers! Bringing more people brings more crime! Our children that show 4h and ffa the land is being ripped from under them! Water plant? Why! To accommodate people that don't belong here! Stop the growth! Leave Sumter the way it is!

- Listen to the people who live here and stop trying to grow so fast. No more RV parks!
- Keep any new growth in the old storefront locations with keeping the town's historic looks. No new growth should occur within city limits.
- Webster is just fine the way it is; the growth of the villages has caused a hardship on the rural nature of this county. From traffic to crime, destruction of trees essential as a buffer from high winds, encroaching on critters habitat, and the environment. We do not need any more growth here!!
- No development. People like the rural feel to our city.

Question 5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers. (Short Answer)

- homesteading properties, grocery store, shopping center
- Restaurants that are open in the evening. Unique shopping experiences. Fun outdoor spaces that are not parks for kids.
- grocery store
- Important government facilities, social security office, parks,
- Sidewalks
- Leave it alone
- Restaurants, grocery stores, and community buildings and playgrounds
- Grocery store but not to run Jackie's out of business, Pharmacy of some sort and small fine dining restaurants.
- None
- Restaurants that serve the evening dinner, Aldi grocery store.
- Housing, good grocery stores, good department stores.
- Nothing
- Grocery stores, restaurants and shopping areas
- Pharmacy / doctor office-PCP
- Grocery, medical, shopping
- Restaurant that is open past lunch time.
- Golf cart use, clean up buildings, lot where food trucks can go
- Wider road through town instead of a bike lane that nobody uses. More eating establishments. More industrial companies for income
- Restaurants, grocery stores and parks with a track
- Commercial
- Restaurants, parks, a community pool. Maybe a pharmacy.
- Farmland
- Publix, Urgent Care and a freestanding ER
- More grocery options, restaurant, and store diversity.
- Parks, multi-use trailways, something to help small businesses.
- Park area, concert area, walkable shopping in shaded acreage
- Agriculture
- Instead of building any new businesses, refurbish the existing, empty buildings. The city doesn't need any more housing developments. Farmland is the biggest use and should be left as is.
- Grocery
- green space

Webster Land Development Code Update
Online Survey Summary

- | | |
|--|--|
| <ul style="list-style-type: none"> • None- leave open green spaces. Keep Webster rural! • Additional restaurants. • Updated child centered field/playgrounds. That's it. We live Webster the way it is now. • Grocery store, Community activities, Volunteer services • Publix, Publix and Publix • grocery stores, retail stores, restaurants • More events in the median besides The Florida Native. Red, white and blue decorations for patriotic days. • NOTHING! • More activities for kids, Mom and Pop restaurants • Agritourism. Refurbishing the downtown. • Little shops, sandwich shop, drive in • Restaurants • NONE!! • Recreational locations • Decent park for children, a nice track for walkers, the existence of old oak trees! | <ul style="list-style-type: none"> • Commercial stores and restaurants • destination retail; commercial core; industrial area • Would love to see a family park and playground. • None • Small business • None • Nothing, I like rural webster • Absolutely nothing; leave it alone. • A grocery store, another park, the town square • A better park in Webster for kids and maybe more things for kids to do within the community • Food • Stop the growth! We don't want anything developed! • Better park • None • Better use of the market property, |
|--|--|

Question 6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A' (Short answer)

The majority of respondents selected N/A, Not Applicable. However, there were a few that had comments and those are listed below.

- Have experienced people sit on the approval committee that do not have special interests or ties to The Villages.
- Simple. Stop developing
- It's growing too fast!
- Please stop allowing growth in this community!

Question 7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City? (Short answer)

Webster Land Development Code Update
Online Survey Summary

- would like to see fencing specifications. There are different types of fencing within the city, some I do not feel should be allowed like field fencing and there also needs to be setbacks, etc.
- While it's obvious that upgrades are being made to water/sewer- will those upgrades provide for continued development?
- Save the land
- Leave it alone, leave it all in The Villages
- Stop building so many subdivisions, however, we do need more affordable housing for low-income families such as apartment complexes
- Keep the Villages from taking over our little town.
- Don't sell out! Keep it a quiet small city.
- Please don't put apartments, townhomes, or subdivisions
- Leave south Sumter alone.
- Bring business in, clean up town
- Like to see a hotel for people's guests to stay
- Older homes need to be up to code or remodeled/restored. The new growth will make Webster thrive and more appealing
- More direction regarding tiny homes
- Again, keep the city proper tight with goods and services. Please don't sprawl it out with a ton of single-family residential subdivisions and shopping centers. South Sumter would lose its AG and rural charm.
- Slow down
- Subdivisions with 1-acre plots, keep it somewhat rural
- We need sidewalks put in on all the major roads
- No subdivisions taking over farmland
- Keep the cancer spreading Villages Corp out!!!
- Please don't let developers put in cookie cutter subdivisions with 5 ft setbacks. The better homes on more land can sell for enough to make up the difference in property taxes for homes crammed in.
- Retain the rural character. We don't want the Villages in our back yard.
- There are plenty of other housing developments in the area that are already going up at rapid pace. The roadways are clogged, the farmland is disappearing, rural area is what makes this area so special. There are multigenerational farms that are disappearing, parts of our Florida history, gone. Webster is a special, historic place and also a huge cattle market hub. It does not need to be turned into thousands of residential homes. We already have lots of flooding from poorly planned developments. Flooding that has ruined people's homes that have been there for

generations. Well, some areas of Webster can use improvement, we do not want any more cookie cutter homes.

- Just build the roads before the homes or businesses. Add turn lane on SR471. Lower speed to 45 south of town to 50.
- Limit growth of commercial uses and allow for agricultural ways to continue
- Residents speak out multiple times about wanting to keep Webster small and rural. Why do we need to develop like Ocala/ Brooksville, etc.? Why can't Webster remain the small town that it is that draws in residents because of how it is? Stop letting the villages run the entire county. South Sumter matters too. Once pandoras development box has been opened, that can't be undone.
- Please do not turn Webster into a cookie-cutter development community. Emphasize the history and heritage and keep some sense of the original culture. That's where the charm and appeal is.
- Prevent urban sprawl. Leave our area rural (no villages or anything associated with that type of growth).
- positive progress
- Control it and stop being greedy! We moved to rural for a reason. Stop removing the grandfather oaks, the wildlife habitat.
- leave Webster alone
- Stop the development
- Stop building in rural areas... let people have their space! Stop the villages from taking over!!
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no name towns.
- We don't need more houses, maybe just something like to do to draw people to our town... we're only known for a flea market open on Mondays...
- Stop the greed and insanity of cookie cutter houses and golf carts! That's not our life
- A health center would be good for older residents
- Clean up the junky lots and unused commercial areas; encourage re-development and new development to provide economic growth and real jobs.
- A nice dinner restaurant would be ideal.
- Keep it rural no cookie cutter development
- Yes. Please keep your greed somewhere else. Stop ruining our home and the wildlife's homes to fill your pockets up.
- I do not want a bunch of houses, dump, or water treatment plant near webster.
- Don't let us become the next villages

- Leave it rural! We want farm Animals! We want 100-year-old oak trees! We want land! Not houses! Development and more people! Crime! Sex offenders! Stop the growth!
- Don't take property from your citizens
- Leave Webster like it is before we know it The villages will take over.

Key Takeaways

The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.
4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

The main concerns expressed by the survey participants reflect their vision for the city to maintain a rural feel. This vision was already addressed in the update of the comprehensive plan. The update of the LDC will ensure that vision is implemented as directed by the Plan.

Inspire Engagement

Form Results Summary

May 01, 2025 - Jun 11, 2025

Project: City of Webster Land Development Code

Form: Webster LDC Survey

Tool Type: Form

Activity ID: 110

Exported: Aug 18, 2025, 03:21 PM

Exported By: gcastro

Filter By: No filters applied.

Closed

Webster LDC Survey
City of Webster Land Development Code

67
Contributors

70
Contributions

Contribution Summary

1. What is your ZIP Code?

Short Text | Skipped: 1 | Answered: 69 (98.6%)

Sentiment

No sentiment data

Tags

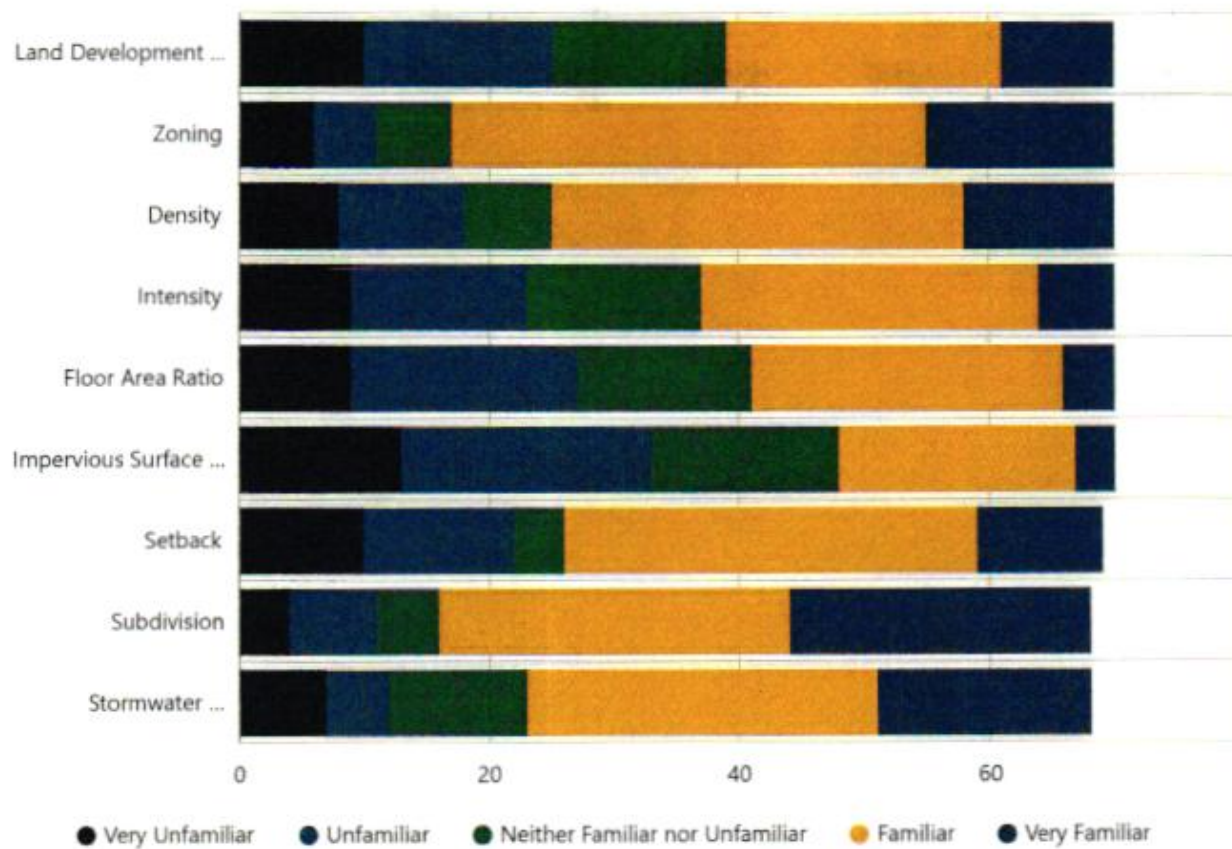
No tag data

Featured Contributions

No featured contributions

2. How familiar are you with the following terminology?

Matrix | Skipped: 0 | Answered: 70 (100%)

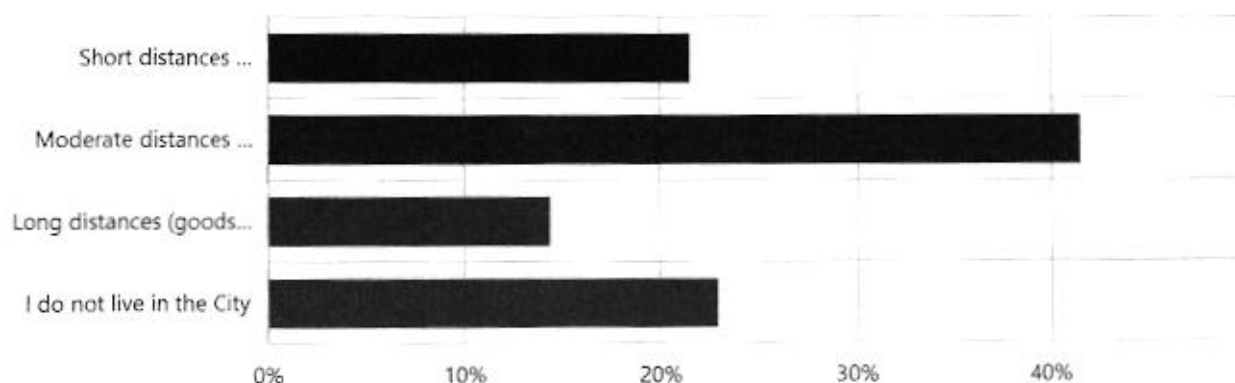


	Very Unfamiliar	Unfamiliar	Neither Familiar nor Unfamiliar	Familiar	Very Familiar	Count	Score
Land Development Code	14.29% 10	21.43% 15	20.00% 14	31.43% 22	12.86% 9	70	3.07
Zoning	8.57% 6	7.14% 5	8.57% 6	54.29% 38	21.43% 15	70	3.73
Density	11.43% 8	14.29% 10	10.00% 7	47.14% 33	17.14% 12	70	3.44
Intensity	12.86% 9	20.00% 14	20.00% 14	38.57% 27	8.57% 6	70	3.10
Floor Area Ratio	12.86% 9	25.71% 18	20.00% 14	35.71% 25	5.71% 4	70	2.96
Impervious Surface Ratio	18.57% 13	28.57% 20	21.43% 15	27.14% 19	4.29% 3	70	2.70
Setback	14.49% 10	17.39% 12	5.80% 4	47.83% 33	14.49% 10	69	3.30

	10	12	4	33	10		
Subdivision	5.88% 4	10.29% 7	7.35% 5	41.18% 28	35.29% 24	68	3.90
Stormwater Managemen t	10.29% 7	7.35% 5	16.18% 11	41.18% 28	25.00% 17	68	3.63

3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?

Multi Choice | Skipped: 0 | Answered: 70 (100%)



Answer choices	Percent	Count
Short distances (goods and services should be provided in rural areas)	21.43%	15
Moderate distances (goods and services should be provided in select locations within rural areas)	41.43%	29
Long distances (goods and services should never be located in rural areas)	14.29%	10
I do not live in the City	22.86%	16
Total	100.00%	70

4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

Long Text | Skipped: 9 | Answered: 61 (87.1%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers.

Short Text | Skipped: 10 | Answered: 60 (85.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A'

Long Text | Skipped: 12 | Answered: 58 (82.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City?

Long Text | Skipped: 17 | Answered: 53 (75.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

8. Thank you for taking the survey. If you would like to be notified about upcoming project-related information and events, please provide your email below.

Short Text | Skipped: 35 | Answered: 35 (50%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

PUBLICATION DATES:

- Sep 4, 2025

NOTICE ID: T6N1LSA4dj2PvgtJGxv

NOTICE NAME: City of Webster Development Code
Amendment

Publication Fee: \$136.56

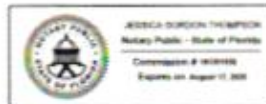
Affiant further says that the Sumter Sun Times newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Ankit Sachdeva

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this:
09/04/2025



Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCE
FOR LAND DEVELOPMENT CODE AMENDMENT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of a City Ordinance on the following subject:

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance will be heard at three (3) public hearings as follows:

Planning & Zoning Special Master
6:00 PM, September 11, 2025

City Council - First Reading
6:00 PM, September 18, 2025

City Council - Second Reading & Final Vote
6:00 PM, October 16, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL 33597.

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodations in order to participate in this Public Hearing should call the City Manager at (352) 793-2073 at least 48 hours prior to the meeting time.

Published: 9/04/2025

**CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
SEPTEMBER 11, 2025**

CASE NUMBER: ORD 2025-35

REQUESTED ACTION: Approval of Ordinance 2025-35 - Land Development Code Update.

BACKGROUND:

The City of Webster has prepared Ordinance 2025-35, an amendment to the Land Development Code ("LDC") to ensure consistency with the adopted Comprehensive Plan and the Sumter County Land Development Code. The amendments include a comprehensive reorganization of all articles and divisions of the LDC, the elimination of obsolete provisions, and the addition of new standards and definitions designed to improve clarity, usability, and enforcement.

The update process included stakeholder interviews, City Council workshops, a project website with regular updates, and an online community survey conducted between February and July 2025 with seventy respondents. Survey input emphasized preserving Webster's rural and small-town character, supporting limited and well-planned growth, improving infrastructure prior to development, and revitalizing downtown with support for small businesses.

The draft LDC was released on August 2, 2025, and public hearings were scheduled beginning September 2025. City staff and the consulting team, Inspire Placemaking Collective, prepared and presented the proposed revisions. The Planning and Zoning Special Master conducted a public hearing on September 11, 2025, and considered public comments, the staff report, and all supporting materials.

FINDINGS OF FACT:

The Planning and Zoning Special Master finds that the proposed LDC update represents a necessary and reasonable reorganization and modernization of the City's development regulations. The amendments eliminate redundancies, conflicts, and obsolete language; consolidate Planned Development districts; revise administrative procedures to reflect statutory requirements; add new zoning districts and conservation subdivision standards; clarify definitions; and update development standards including parking, circulation, buffering, and signage.

The amendments reflect extensive public input, as documented in the survey results and stakeholder meetings, which consistently expressed a desire for rural preservation, infrastructure improvements prior to growth, support for small businesses, and protection of agricultural and natural resources.

Further, the Planning and Zoning Special Master finds that all statutory changes enacted during the 2025 Florida Legislative Session have been reviewed and discussed. The record demonstrates that none of the proposed revisions impose standards more restrictive than those permitted under

state law, in accordance with SB 180 (2025), which prohibits the adoption of more restrictive land development regulations until 2027. Remaining changes are directed toward alignment with new laws, improved clarity of use, and ease of reference. Additional revisions were made collaboratively with Sumter County to ensure consistency between codes and to remove provisions that are moot.

LEGAL CONCLUSION:


Section 163.3202, Florida Statutes, requires that local governments adopt and enforce land development regulations that are consistent with and implement their adopted comprehensive plan. The proposed amendments to the City of Webster Land Development Code are consistent with the Comprehensive Plan, implement its provisions, and ensure coordination with the Sumter County Land Development Code.

The amendments provide predictable and consistent standards, eliminate unnecessary duplication, and facilitate lawful, orderly, and sustainable development. The record further demonstrates that none of the proposed revisions impose standards more restrictive than those permitted under state law, in accordance with SB 180 (2025), which prohibits the adoption of more restrictive land development regulations until 2027. The changes therefore satisfy the statutory requirements of § 163.3202, Fla. Stat., as well as the broader policy objectives of Chapter 163, Florida Statutes, related to growth management.

RECOMMENDATION:

Based on the foregoing Findings of Fact and Legal Conclusion, the Planning and Zoning Special Master hereby **recommends that the City Council approve Ordinance 2025-35, amending the City of Webster Land Development Code.**

ORDERED this 11th day of September 2025.



Amanda Boggus
Special Master
Fla. Bar No. 76849

PURCHASE AGREEMENT
For wastewater treatment facility

MUNICIPALITY: **City of Webster**
COUNTY: **Sumter**
PARCEL Nos.: **N25-038, N24-092 & N24-056**
SELLER: **STUART W MADDOX AND LORI G MADDOX, AS TRUSTEES OF THE
MADDOX FAMILY TRUST AGREEMENT DATED JUNE 2, 2003** (hereinafter
referred to as "Sellers").
BUYER: **CITY OF WEBSTER, FLORIDA**, a municipal corporation in the State of
Florida (hereinafter referred to as the "Buyer")

Buyer and Sellers hereby agree that Sellers shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Real Property being purchased ("Property")

- (a) Estate being purchased: **Fee Simple**
- (b) Real property described as:

Legal Description:

Parcel N25-038:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ less road right of way for CR 471, in Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Also less and except the North 356.00 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, in Section 25, Township 21 South, Range 22 East, Sumter County, Florida.

and

Parcel N24-056:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida. Together with ingress, egress and utility easement over and across the South 30

feet of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida.

and

Parcel N24-092:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida; and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida, less the East 263.00 feet thereof, also less the North 10.00 feet thereof; and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; less the north 356.00 feet thereof; also less right of way for state road no. 471 across the East side thereof. Subject to and together with an easement for ingress, egress, and utilities over and across the South 30 feet of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida.

- (c) Personal property: **None**
- (d) Outdoor advertising structure(s) permit number(s): **Not applicable**
- (e) Buildings, structures, fixtures and other improvements owned by others: **Not applicable.**
These items are NOT included in this agreement. If applicable, a separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property			
	Land	1.	\$	2,475,000.00
	Improvements	2.	\$	0.00
	Real Estate Damages	3.	\$	0.00
	(Severance/Cost-to-Cure)			
	Incentive	4.	\$	0.00
		5.	\$	
		6.	\$	
		7.	\$	
	Total Real Property	8.	\$	2,475,000.00
(b)	Total Personal Property	9.	\$	
(c)	Fees and Costs			

	Attorney Fees	10.	\$	
	Appraiser Fees	11.	\$	
	Fee(s)	12.	\$	
	Total Fees and Costs	13.	\$	
(d)	Total Business Damages	14.	\$	
(e)	Total of Other Costs	15.	\$	
	List:			
	Total Purchase Price		\$	2,475,000.00

III. Conditions and Limitations

- (a) **No Deposit.** There shall be no deposit required by City of Webster with the execution of this Agreement.
- (b) **Public Disclosure Affidavit.** Seller represents and warrants that it received the Public Disclosure Affidavit Notice required by Section 286.23, Florida Statute, and that, if applicable, a real estate closing pursuant to the terms of this Agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes. I also acknowledge that Buyer has provided me with copies of Section(s) 73.015, 73.071, 73.091, 73.092, Florida Statutes.
- (c) **Seller Representations.** Seller represents and warrants: (1) that there are no Buildings, structures, fixtures and other improvements owned by others on the subject Property; or (2) that there are no private or governmental actions, suits, proceedings or investigations pending against Seller which could have an adverse effect on the Property.
- (d) **Duty to Maintain.** Seller shall maintain the property described in **Section I** of this Agreement until the day of closing. The Property shall be maintained in the same condition as existing on the date of this Agreement, except for reasonable wear and tear.
- (e) **Purpose of Acquisition.** The Property described in **Section I** of this Agreement is being acquired by Buyer to construct a new wastewater treatment facility.
- (f) **Seller's Obligations at Closing.** At the closing, Seller shall:
- (1) Execute, acknowledge and deliver to Buyer a Warranty Deed conveying marketable title to the Property according to applicable Title Standards, which deed shall be in statutory form for recording. Seller shall be liable for all encumbrances not disclosed in the public records;
 - (2) Execute and deliver to the Title Company an affidavit that there have been no changes to the conditions of title from that shown in the Title Commitment in order for the Title Company to delete the "gap" exception;
 - (3) Execute and deliver instruments satisfactory to Buyer and the Title Company reflecting the proper power, good standing and authorization for the sale of the Property from Seller to Buyer hereunder;

- (4) Execute and deliver to Buyer and the Title Company a FIRPTA affidavit in form and substance acceptable to Buyer and the Title Company;
 - (5) Execute and Deliver to Buyer a closing statement setting forth the Purchase Price, Deposit, adjustments, proration's and closing costs as set forth herein;
 - (6) Deliver up occupancy of the Property at Closing. Any occupancy beyond closing must be under a separate lease agreement; and
 - (7) Execute and deliver such other documents as may be required by this Agreement.
- (g) **Buyer's Obligations at Closing**. Contemporaneously with the performance by Sellers of their obligations at Closing, Buyer shall:
- (1) Execute and deliver to Sellers a closing statement setting forth the Purchase Price, adjustments, proration's and closing costs as set forth herein; and
 - (2) Execute and deliver such other documents as may be required by this Agreement.

Sellers

Buyer

CITY OF WEBSTER

STUART W MADDOX, as Trustee of the
Maddox Family Trust

By: _____
Deanna Naugler, City Manager

Date: _____

Date: _____

LORI G MADDOX, as Trustee of the
Maddox Family Trust
Date: _____

IV. FINAL CITY ACCEPTANCE

The Buyer has granted Final Acceptance this _____ day of _____
2025.

By: _____
_____, City Council

Deputy Clerk

Legal Review:

Date

PURCHASE AGREEMENT
For wastewater treatment facility

MUNICIPALITY: **City of Webster**
COUNTY: **Sumter**
PARCEL Nos.: **N25-038, N24-092 & N24-056**
SELLER: **STUART W MADDOX AND LORI G MADDOX, AS TRUSTEES OF THE MADDOX FAMILY TRUST AGREEMENT DATED JUNE 2, 2003** (hereinafter referred to as "Sellers").
BUYER: **CITY OF WEBSTER, FLORIDA**, a municipal corporation in the State of Florida (hereinafter referred to as the "Buyer")

Buyer and Sellers hereby agree that Sellers shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Real Property being purchased ("Property")

- (a) Estate being purchased: **Fee Simple**
- (b) Real property described as:

Legal Description:

Parcel N25-038:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ less road right of way for CR 471, in Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Also less and except the North 356.00 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, in Section 25, Township 21 South, Range 22 East, Sumter County, Florida.

and

Parcel N24-056:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida. Together with ingress, egress and utility easement over and across the South 30

feet of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida.

and

Parcel N24-092:

A portion of land lying in Section 25, Township 21, Range 22, Sumter County, Florida, being more particularly described as follows:

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida; and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida, less the East 263.00 feet thereof, also less the North 10.00 feet thereof; and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; less the north 356.00 feet thereof; also less right of way for state road no. 471 across the East side thereof. Subject to and together with an easement for ingress, egress, and utilities over and across the South 30 feet of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 22 East, Sumter County, Florida.

- (c) Personal property: **None**
- (d) Outdoor advertising structure(s) permit number(s): **Not applicable**
- (e) Buildings, structures, fixtures and other improvements owned by others: **Not applicable.** These items are NOT included in this agreement. If applicable, a separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property			
	Land	1.	\$	2,475,000.00
	Improvements	2.	\$	0.00
	Real Estate Damages	3.	\$	0.00
	(Severance/Cost-to-Cure)			
	Incentive	4.	\$	0.00
		5.	\$	
		6.	\$	
		7.	\$	
	Total Real Property	8.	\$	2,475,000.00
(b)	Total Personal Property	9.	\$	
(c)	Fees and Costs			

	Attorney Fees	10.	\$	
	Appraiser Fees	11.	\$	
	Fee(s)	12.	\$	
	Total Fees and Costs	13.	\$	
(d)	Total Business Damages	14.	\$	
(e)	Total of Other Costs	15.	\$	
	List:			
	Total Purchase Price		\$	2,475,000.00
	Incentive Compensation (PreSuit Offer Expires as of the Date of Filing Suit)			\$150,000.00
	Total Offer			\$2,625,000.00

III. Conditions and Limitations

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- (b) **Public Disclosure Affidavit.** Seller represents and warrants that it received the Public Disclosure Affidavit Notice required by Section 286.23, Florida Statute, and that, if applicable, a real estate closing pursuant to the terms of this Agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes. I also acknowledge that Buyer has provided me with copies of Section(s) 73.015, 73.071, 73.091, 73.092, Florida Statutes.
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- (6) Deliver up occupancy of the Property at Closing. Any occupancy beyond closing must be under a separate lease agreement; and
- (7) Execute and deliver such other documents as may be required by this Agreement.

(g) **Buyer's Obligations at Closing.** Contemporaneously with the performance by Sellers of their obligations at Closing, Buyer shall:

- (1) Execute and deliver to Sellers a closing statement setting forth the Purchase Price, adjustments, proration's and closing costs as set forth herein; and
- (2) Execute and deliver such other documents as may be required by this Agreement.

Sellers

Buyer

CITY OF WEBSTER

STUART W MADDOX, as Trustee of the
Maddox Family Trust

By: _____
Deanna Naugler, City Manager

Date: _____

Date: _____

LORI G MADDOX, as Trustee of the
Maddox Family Trust
Date: _____

IV. FINAL CITY ACCEPTANCE

The Buyer has granted Final Acceptance this _____ day of _____
2025.

By: _____
_____, City Council

Deputy Clerk

Legal Review:

Date